Greater Cambridge Housing Trajectory and Housing Land Supply Report

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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 Housing Land Supply Report has been prepared to publish the latest Greater Cambridge housing trajectory and housing land supply position. 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, together, as Greater Cambridge, **the two planning authorities have 6.5 years of housing land supply for 2024-2029.** Therefore, from the date of this report (April 2024), policies in the adopted Cambridge and South Cambridgeshire Local Plans (2018) are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in December 2023).

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 77 of the National Planning Policy Framework (NPPF, published in December 2023), the Government requires all local planning authorities with an adopted plan of more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of either four or five years' worth of housing against their local housing need. Paragraph 226 sets out the circumstances in which a minimum of four years' worth of housing applies, and paragraph 77 sets out a requirement to provide an additional buffer of 20% where there has been significant under delivery of housing.

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 this annual update to the Greater Cambridge housing trajectory and their five year supply calculations based on the guidance set out in the NPPF (published in December 2023) and National Planning Practice Guidance (NPPG, updated in February 2024) for housing trajectories and five year supply calculations.

5. The five year housing land supply for 2024-2029 (as set out in this report) should be used when making planning decisions from the date of publication of this report (April 2024).

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 its 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 its objectively assessed need, which is an annualised average of 975 dwellings per year.

7. The NPPG (updated in February 2024, 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 2011-2023

8. The total net completions by year between 1 April 2011 and 31 March 2023 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**	**2021-2022**	**2022-2023**
Market	816	900	1377	1062	1158	1175	1017	1335	985	1353	1315	1534
Affordable	228	125	572	526	429	574	847	686	543	368	499	775
Total	**1044**	**1025**	**1949**	**1588**	**1587**	**1749**	**1864**	**2021**	**1528**	**1721**	**1814**	**2309**

(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**	**2021-2022**	**2022-2023**
Market	293	416	903	527	622	747	460	539	276	339	471	517
Affordable	60	56	422	197	300	458	667	345	199	65	147	316
Total	**353**	**472**	**1325**	**724**	**922**	**1205**	**1127**	**884**	**475**	**404**	**618**	**833**

(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**	**2021-2022**	**2022-2023**
Market	523	484	474	535	536	428	557	796	709	1014	844	1017
Affordable	168	69	150	329	129	116	180	341	344	303	352	459
Total	**691**	**553**	**624**	**864**	**665**	**544**	**737**	**1137**	**1053**	**1317**	**1196**	**1476**

Housing Completions 2023-2024

9. At the time of preparing this report, the Councils do not know the actual total housing completions for 2023-2024 and will only know this later in 2024, once the results of a comprehensive survey of all extant planning permissions has been undertaken in spring 2024. Figure 2 in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (published in April 2023) anticipated that in 2023-2024 there would be 408 dwellings completed in Cambridge and 1,540 dwellings completed in South Cambridgeshire, giving an overall total of 1,948 dwellings anticipated to be completed in Greater Cambridge.

10. As the housing trajectory (that is set out in this report) will take into account anticipated completions for 2023-2024, the Councils do need to consider what dwellings they know have been completed between 1 April 2023 and 31 March 2024, and also make assumptions on what other dwellings will be completed before 31 March 2024.

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 2023 and 31 March 2024 where this is known or record the anticipated number of dwellings that will be completed between 1 April 2023 and 31 March 2024 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 2023-2024, 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 2023 and anticipated completions between 1 January and 31 March 2024. Where the housebuilder, developer, landowner or agent has not provided a response, officers have estimated the number of completions based on Council Tax records, site visits, 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 2023-2024 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 2023 than recorded by the housebuilder, developer, landowner or agent, and therefore the number of dwellings recorded as completed between 1 April and 31 December 2023 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 2023-2024, 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). The reconciliation undertaken by officers means that dwellings are not double counted.

13. The Authority Monitoring Report 2023-2024 for Greater Cambridge will include the actual housing completions information for 2023-2024.

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

Requirements set out in National Planning Policy and Practice Guidance

14. The NPPF (published in December 2023, paragraph 77) requires all local planning authorities with an adopted plan that is more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of either four or five years' worth of housing against their local housing need, unless the strategic policies have been reviewed and found not to require updating.

15. The glossary to the NPPF (published in December 2023) provides 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 February 2024, 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 glossary to the NPPF (published in December 2023) 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 February 2024, 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 2023) 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 this annual update to the Greater Cambridge housing trajectory and their housing land supply calculations based on the guidance set out in the NPPF (published in December 2023) and NPPG

(updated in February 2024) for housing trajectories and housing land 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 2023 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 one 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 2023 from new builds, conversions, changes of use and demolitions.

22. The Councils have included within both the actual dwelling completions to 31 March 2023 and the anticipated dwelling completions from 1 April 2023 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 2023). 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 NPPF 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 one of the Councils' planning committees, an email was sent in January, February or March 2024 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, 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 2023 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 Housing Land 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 2023 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 one 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 2023 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 (November 2021), 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 a relatively early stage of preparation and has not yet been 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) (January 2022) area, except where they are adopted allocations in the Cambridge Local Plan 2018. The North East Cambridge AAP has also not yet been 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 2021/2022 have 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: 2024-2029
Actual Completions																																		
Cambridge	Table C1a	353	472	1,325	724	922	1,205	1,127	884	475	404	618	833	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**9,342**	**1,855**	**0**
South Cambridgeshire	Table SC1a	691	553	624	864	665	544	737	1,137	1,053	1,317	1,196	1,476	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**10,857**	**3,989**	**0**
Allocations in Cambridge Urban Area																																		
Cambridge - allocations	Table C2	-	-	-	-	-	-	-	-	-	-	-	-	**17**	**39**	**112**	**-12**	**0**	**110**	**185**	**48**	**0**	**115**	**100**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**499**	**794**	**249**
South Cambridgeshire - allocations	Table SC2	-	-	-	-	-	-	-	-	-	-	-	-	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**0**
Allocations on Cambridge Fringe Sites																																		
Cambridge - allocations	Table C3	-	-	-	-	-	-	-	-	-	-	-	-	**98**	**261**	**391**	**378**	**485**	**423**	**355**	**363**	**317**	**280**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,754**	**3,416**	**1,938**
South Cambridgeshire - allocations	Table SC3	-	-	-	-	-	-	-	-	-	-	-	-	**122**	**327**	**592**	**315**	**242**	**220**	**270**	**347**	**345**	**315**	**157**	**120**	**120**	**40**	**0**	**0**	**0**	**0**	**0**	**2,435**	**3,532**	**1,696**
Allocations of New Settlements																																		
South Cambridgeshire - allocations	Table SC4	-	-	-	-	-	-	-	-	-	-	-	-	**198**	**450**	**553**	**575**	**835**	**912**	**900**	**900**	**900**	**900**	**900**	**900**	**785**	**790**	**790**	**790**	**790**	**790**	**11,885**	**5,323**	**13,658**	**3,325**
Allocations in Rural Area																																		
South Cambridgeshire - allocations	Table SC5	-	-	-	-	-	-	-	-	-	-	-	-	**48**	**80**	**129**	**120**	**90**	**90**	**31**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**588**	**588**	**509**
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																																		
Cambridge	Table C4	-	-	-	-	-	-	-	-	-	-	-	-	**63**	**165**	**132**	**101**	**32**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**499**	**499**	**436**
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	-	-	-	-	**384**	**552**	**625**	**591**	**324**	**249**	**229**	**200**	**200**	**127**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,154**	**3,481**	**2,341**
Windfall Allowance																																		
Cambridge	Table C4	-	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**153**	**179**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**702**	**2,552**	**332**
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**172**	**191**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**843**	**3,243**	**363**
Totals		**1,044**	**1,025**	**1,949**	**1,588**	**1,587**	**1,749**	**1,864**	**2,021**	**1,528**	**1,721**	**1,814**	**2,309**	**1,005**	**1,874**	**2,534**	**2,068**	**2,333**	**2,380**	**2,395**	**2,283**	**2,187**	**2,162**	**1,647**	**1,525**	**1,330**	**1,255**	**1,215**	**1,215**	**1,215**	**1,215**	**11,885**	**37,071**	**37,682**	**11,189**
Cambridge	-	353	472	1,325	724	922	1,205	1,127	884	475	404	618	833	178	465	635	467	670	718	725	596	502	580	350	265	185	185	185	185	185	185	0	13,796	9,116	2,955
South Cambridgeshire	-	691	553	624	864	665	544	737	1,137	1,053	1,317	1,196	1,476	827	1,409	1,899	1,601	1,663	1,662	1,670	1,687	1,685	1,582	1,297	1,260	1,145	1,070	1,030	1,030	1,030	1,030	11,885	23,275	28,566	8,234

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: 2024-2029
Completions																																	
Actual Completions	353	472	1,325	724	922	1,205	1,127	884	475	404	618	833	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,342	1,855	0
Allocations - Cambridge Urban Area																																	
Cambridge Urban Area	-	-	-	-	-	-	-	-	-	-	-	-	17	39	112	-12	0	110	185	48	0	115	100	80	0	0	0	0	0	0	499	794	249
Allocations - Cambridge Fringe Sites																																	
North-West Cambridge (University Site, Eddington)	-	-	-	-	-	-	-	-	-	-	-	-	44	10	138	58	40	20	0	175	175	175	65	0	0	0	0	0	0	0	485	900	266
NIAB (Darwin Green)	-	-	-	-	-	-	-	-	-	-	-	-	28	129	168	205	200	203	205	88	42	0	0	0	0	0	0	0	0	0	1,226	1,268	905
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	-	-	-	-	0	70	25	0	130	150	100	100	100	105	0	0	0	0	0	0	0	0	575	780	375
Trumpington Meadows	-	-	-	-	-	-	-	-	-	-	-	-	26	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	12
Land north of Worts' Causeway	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	200	200	150
Land south of Worts' Causeway	-	-	-	-	-	-	-	-	-	-	-	-	0	40	60	65	65	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230	230
Unallocated Sites																																	
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	-	-	-	-	63	165	132	88	32	6	0	0	0	0	0	0	0	0	0	0	0	0	486	486	423
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13
Windfalls																																	
Windfall Allowance	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	153	179	185	185	185	185	185	185	185	185	185	185	185	185	702	2,552	332
Totals	**353**	**472**	**1,325**	**724**	**922**	**1,205**	**1,127**	**884**	**475**	**404**	**618**	**833**	**178**	**465**	**635**	**467**	**670**	**718**	**725**	**596**	**502**	**580**	**350**	**265**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**13,796**	**9,116**	**2,955**

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	472	1,325	724	922	1,205	1,127	884	475	404	618	833	-	-	-	-	-	-	-	-	**-**
Predicted Completions	-	-	-	-	-	-	-	-	-	-	-	-	178	465	635	467	670	718	725	596	**-**
Cumulative Completions	353	825	2,150	2,874	3,796	5,001	6,128	7,012	7,487	7,891	8,509	9,342	9,520	9,985	10,620	11,087	11,757	12,475	13,200	13,796	**13,796**
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	582	592	611	610	582	640	669	676	728	748	763	800	204	**-**
Comparison of Actual / Predicted Completions against Annualised Housing Target	-347	-228	625	24	222	505	427	184	-225	-296	-82	133	-522	-235	-65	-233	-30	18	25	-104	**-**

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: 2024-2029
Completions																																	
Actual Completions	691	553	624	864	665	544	737	1,137	1,053	1,317	1,196	1,476	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,857	3,989	0
Allocations - Cambridge Urban Area																																	
Orchard Park - parcel L2	-	-	-	-	-	-	-	-	-	-	-	-	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75	0
Orchard Park - parcel Com 4	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations - Cambridge Fringe Sites																																	
North-West Cambridge (University Site, Eddington)	-	-	-	-	-	-	-	-	-	-	-	-	35	122	347	0	0	0	0	175	175	175	37	0	0	0	0	0	0	0	679	1,066	469
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	120	120	120	120	120	120	120	120	40	0	0	0	0	360	1,000	120
Cambridge East - north of Newmarket Road	-	-	-	-	-	-	-	-	-	-	-	-	87	175	170	190	222	100	100	2	0	0	0	0	0	0	0	0	0	0	1,046	1,046	857
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	-	-	-	-	0	30	75	125	20	0	50	50	50	20	0	0	0	0	0	0	0	0	350	420	250
Trumpington Meadows	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations - New Settlements																																	
Northstowe	-	-	-	-	-	-	-	-	-	-	-	-	41	160	84	186	305	368	300	300	300	300	300	300	300	300	300	300	300	4,054	1,744	4,744	1,103
Waterbeach New Town	-	-	-	-	-	-	-	-	-	-	-	-	25	75	150	194	250	320	300	300	300	300	300	300	300	300	300	300	300	6,381	1,614	4,614	989
Bourn Airfield New Village	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	50	150	150	150	150	150	150	150	190	190	190	190	1,450	350	2,050	50
Cambourne West	-	-	-	-	-	-	-	-	-	-	-	-	132	215	319	195	280	174	150	150	150	150	150	150	35	0	0	0	0	0	1,615	2,250	1,183
Allocations - Rural Area																																	
Fulbourn & Ida Darwin Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	0	40	40	40	40	40	3	0	0	0	0	0	0	0	0	0	0	0	203	203	200
Papworth West Central	-	-	-	-	-	-	-	-	-	-	-	-	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
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
Land south of Babraham Road, Sawston	-	-	-	-	-	-	-	-	-	-	-	-	32	40	40	40	50	50	28	0	0	0	0	0	0	0	0	0	0	0	280	280	220
Green End Industrial Estate, Gamlingay	-	-	-	-	-	-	-	-	-	-	-	-	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	0
Land at Bennell Farm, West Street, Comberton	-	-	-	-	-	-	-	-	-	-	-	-	0	0	39	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41
Histon & Impington Station Area	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Unallocated Sites																																	
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	-	-	-	-	384	552	625	551	317	215	229	200	200	127	0	0	0	0	0	0	0	0	3,073	3,400	2,260
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	40	7	34	0	0	0	0	0	0	0	0	0	0	0	0	81	81	81
Windfalls																																	
Windfall Allowance	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	172	191	240	240	240	240	240	240	240	240	240	240	240	0	843	3,243	363
Totals	691	553	624	864	665	544	737	1,137	1,053	1,317	1,196	1,476	827	1,409	1,899	1,601	1,663	1,662	1,670	1,687	1,685	1,582	1,297	1,260	1,145	1,070	1,030	1,030	1,030	1,030	11,885	23,275	28,566	8,234

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	624	864	665	544	737	1,137	1,053	1,317	1,196	1,476	-	-	-	-	-	-	-	-	**-**
Predicted Completions	-	-	-	-	-	-	-	-	-	-	-	-	827	1,409	1,899	1,601	1,663	1,662	1,670	1,687	**-**
Cumulative Completions	691	1,244	1,868	2,732	3,397	3,941	4,678	5,815	6,868	8,185	9,381	10,857	11,684	13,093	14,992	16,593	18,256	19,918	21,588	23,275	**23,275**
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	1,074	1,111	1,140	1,140	1,148	1,132	1,124	1,080	1,117	1,068	902	727	415	-209	-2,088	-3,775	**-**
Comparison of Actual / Predicted Completions against Annualised Housing Target	-284	-422	-351	-111	-310	-431	-238	162	78	342	221	501	-148	434	924	626	688	687	695	712	**-**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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**
379-381 Milton Road	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	2.41	**95**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**95**	**0**
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**
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**	**35**	**42**	**0**	**0**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**42**	**42**	**42**
Travis Perkins, Devonshire Road	Cambridge Local Plan 2018 - Site R9 (43 dwellings) and 22/01982/FUL (70 dwellings)	1.23	**70**	**0**	**70**	**0**	**0**	**70**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	**70**	**70**
Police Station, Parkside	Cambridge Local Plan 2018 - Site M4 (50 dwellings)	0.48	**50**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**50**
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**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**48**	**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**	**9**	**17**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17**	**17**	**0**
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**
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Cambridge Local Plan 2018 - Site R5 (35 dwellings) and 23/04380/FUL (pending, 12 dwellings)	0.86	**35**	**0**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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**
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**	**40**	**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**	**67**	**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**	**0**	**0**	**100**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**180**	**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**	**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) and 23/04687/FUL (pending, 120 dwellings)	1.01	**75**	**0**	**75**	**0**	**0**	**0**	**-12**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**48**	**48**
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**	**78**	**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	**38**	**-1**	**39**	**0**	**39**	**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			**1,657**	**43**	**1,614**	**17**	**39**	**112**	**-12**	**0**	**110**	**185**	**48**	**0**	**115**	**100**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**499**	**794**	**249**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
Orchard Park - parcel L2	South Cambridgeshire Local Plan 2018 - Policy SS/1 and 20/03802/FUL (75 dwellings)	0.29	**75**	**0**	**75**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**0**
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**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total - Allocations within Cambridge Urban Area			**155**	**0**	**155**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**0**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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**
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**
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**
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**
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**
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**	**10**	**96**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**106**	**106**	**106**
North-West Cambridge (Eddington) - Lots M4 & M5	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 22/04989/REM (160 dwellings)	3.97	**160**	**0**	**160**	**0**	**0**	**42**	**58**	**40**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**160**	**160**	**160**
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**	**142**	**44**	**44**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**44**	**44**	**0**
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings) and 11/1114/OUT (up to 3,000 dwellings)	70.41	**590**	**0**	**590**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**175**	**175**	**175**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**175**	**590**	**0**
Total - North West Cambridge (University Site)			**1,849**	**949**	**900**	**44**	**10**	**138**	**58**	**40**	**20**	**0**	**175**	**175**	**175**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**485**	**900**	**266**
Land between Huntingdon Road and Histon Road: 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**	**114**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Land between Huntingdon Road and Histon Road: 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**
Land between Huntingdon Road and Histon Road: 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 (323 dwellings)	8.16	**323**	**10**	**313**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**313**	**313**	**250**
Land between Huntingdon Road and Histon Road: 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 (210 dwellings)	5.48	**210**	**0**	**210**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210**	**210**	**150**
Land between Huntingdon Road and Histon Road: 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 (342 dwellings)	4.85	**342**	**0**	**342**	**0**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**342**	**200**
Land between Huntingdon Road and Histon Road: 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**	**7**	**403**	**28**	**79**	**68**	**55**	**50**	**53**	**55**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**403**	**403**	**305**
Total - Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green)			**1,572**	**304**	**1,268**	**28**	**129**	**168**	**205**	**200**	**203**	**205**	**88**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,226**	**1,268**	**905**
Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings) and 21/03609/FUL (291 dwellings)	2.82	**291**	**0**	**291**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total - Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road			**291**	**0**	**291**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total - Land between Huntingdon Road and Histon Road			**1,863**	**304**	**1,559**	**28**	**129**	**168**	**205**	**200**	**203**	**205**	**88**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,226**	**1,268**	**905**
Cambridge East - 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), 22/05018/REM (351 dwellings, 95 dwellings within Cambridge) and 23/03347/REM (resolution to grant, 136 dwellings)	55.99	**780**	**0**	**780**	**0**	**70**	**25**	**0**	**130**	**150**	**100**	**100**	**100**	**105**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**575**	**780**	**375**
Total - Cambridge East - north of Cherry Hinton			**780**	**0**	**780**	**0**	**70**	**25**	**0**	**130**	**150**	**100**	**100**	**100**	**105**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**575**	**780**	**375**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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**	**312**	**12**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**
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**
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**
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**
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**
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**	**39**	**26**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**26**	**0**
Total - Trumpington Meadows (Cambridge Southern Fringe)			**567**	**529**	**38**	**26**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**12**
Land north of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings), 20/01972/OUT (up to 200 dwellings) and 23/04191/REM (pending, 200 dwellings)	7.81	**200**	**0**	**200**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**150**
Total - Land north of Worts' Causeway			**200**	**0**	**200**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**150**
Land south of Worts' Causeway - first phase	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 22/02646/REM (80 dwellings)	2.72	**80**	**0**	**80**	**0**	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**	**80**
Land south of Worts' Causeway - second phase	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings) and 19/1168/OUT (up to 230 dwellings)	4.99	**150**	**0**	**150**	**0**	**0**	**20**	**65**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**150**	**150**	**150**
Total - Land south of Worts' Causeway			**230**	**0**	**230**	**0**	**40**	**60**	**65**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230**	**230**	**230**
Total - Allocations on Cambridge Fringe			**5,489**	**1,782**	**3,707**	**98**	**261**	**391**	**378**	**485**	**423**	**355**	**363**	**317**	**280**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,754**	**3,416**	**1,938**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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**	**35**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**43**	**43**	**8**
North-West Cambridge (Eddington) - Lots S1 & S2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 21/04036/REM (373 dwellings)	4.67	**373**	**0**	**373**	**0**	**26**	**347**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**373**	**373**	**373**
North-West Cambridge (Eddington) - Lot 4	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 22/01168/REM (88 dwellings)	0.74	**88**	**0**	**88**	**0**	**88**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**88**	**88**	**88**
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings) and S/1886/11 (up to 3,000 dwellings)	141.98	**562**	**0**	**562**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**175**	**175**	**175**	**37**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**175**	**562**	**0**
Total - North West Cambridge (University Site)			**1,151**	**85**	**1,066**	**35**	**122**	**347**	**0**	**0**	**0**	**0**	**175**	**175**	**175**	**37**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**679**	**1,066**	**469**
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) and 22/02528/OUT (appeal lodged, up to 1,000 dwellings)	30.96	**1,000**	**0**	**1,000**	**0**	**0**	**0**	**0**	**0**	**120**	**120**	**120**	**120**	**120**	**120**	**120**	**120**	**40**	**0**	**0**	**0**	**0**	**0**	**360**	**1,000**	**120**
Total - Land between Huntingdon Road, Histon Road & A14			**1,000**	**0**	**1,000**	**0**	**0**	**0**	**0**	**0**	**120**	**120**	**120**	**120**	**120**	**120**	**120**	**120**	**40**	**0**	**0**	**0**	**0**	**0**	**360**	**1,000**	**120**
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**	**187**	**52**	**12**	**20**	**15**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**52**	**40**
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**	**50**	**258**	**49**	**60**	**60**	**60**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**258**	**258**	**209**
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)	5.45	**421**	**17**	**404**	**26**	**95**	**95**	**95**	**93**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**404**	**404**	**378**
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), S/2682/13/OL (up to 1,300 dwellings), 23/04930/REM (pending, 332 dwellings) and 23/04936/FUL (pending, 91 dwellings)	11.59	**332**	**0**	**332**	**0**	**0**	**0**	**30**	**100**	**100**	**100**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**332**	**332**	**230**
Total - Cambridge East - north of Newmarket Road: Marleigh			**1,300**	**254**	**1,046**	**87**	**175**	**170**	**190**	**222**	**100**	**100**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,046**	**1,046**	**857**
Cambridge East - north of Cherry Hinton	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 22/05037/REM (351 dwellings, 256 dwellings within South Cambridgeshire)	15.93	**420**	**0**	**420**	**0**	**30**	**75**	**125**	**20**	**0**	**50**	**50**	**50**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**350**	**420**	**250**
Total - Cambridge East - north of Cherry Hinton			**420**	**0**	**420**	**0**	**30**	**75**	**125**	**20**	**0**	**50**	**50**	**50**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**350**	**420**	**250**
Total - Cambridge East (all phases)			**1,720**	**254**	**1,466**	**87**	**205**	**245**	**315**	**242**	**100**	**150**	**52**	**50**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,396**	**1,466**	**1,107**
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**
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**
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**
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**
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**
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**	**327**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total - Trumpington Meadows (Cambridge Southern Fringe)			**623**	**623**	**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 on Cambridge Fringe			**4,494**	**962**	**3,532**	**122**	**327**	**592**	**315**	**242**	**220**	**270**	**347**	**345**	**315**	**157**	**120**	**120**	**40**	**0**	**0**	**0**	**0**	**0**	**2,435**	**3,532**	**1,696**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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**
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**
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**	**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**
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**	**167**	**73**	**0**	**49**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**73**	**73**	**73**
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**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**0**
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**	**73**	**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 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**	**130**	**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 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**	**76**	**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 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**
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**	**236**	**35**	**11**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**35**	**24**
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**	**55**	**37**	**16**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**37**	**37**	**21**
Total - Northstowe (phase 1)			**1,500**	**1,345**	**155**	**30**	**101**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**125**
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**	**43**	**363**	**0**	**0**	**0**	**50**	**70**	**100**	**40**	**40**	**40**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**363**	**220**
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**	**11**	**59**	**60**	**60**	**60**	**48**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**300**	**287**
Northstowe - phase 2: remaining parcels, including parcels C2 and 2C	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**	**0**	**50**	**105**	**100**	**150**	**160**	**160**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**539**	**565**	**2,255**	**255**
Total - Northstowe (phase 2)			**3,500**	**43**	**3,457**	**11**	**59**	**60**	**160**	**235**	**248**	**192**	**200**	**200**	**193**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**170**	**539**	**1,165**	**2,918**	**762**
Northstowe - phase 3	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/02171/OUT (phase 3a, up to 4,000 dwellings) and 20/02142/OUT (phase 3b, up to 1,000 dwellings)	106.73	**5,000**	**0**	**5,000**	**0**	**0**	**0**	**0**	**0**	**50**	**88**	**100**	**100**	**107**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**3,515**	**238**	**1,485**	**50**
Total - Northstowe (phase 3)			**5,000**	**0**	**5,000**	**0**	**0**	**0**	**0**	**0**	**50**	**88**	**100**	**100**	**107**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**3,515**	**238**	**1,485**	**50**
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 (up to 107 dwellings and demolition of existing dwelling)	4.45	**106**	**0**	**106**	**0**	**0**	**0**	**6**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**106**	**106**	**106**
Northstowe - Digital Park	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and S/3854/19/OL (up to 80 dwellings)	2.37	**80**	**0**	**80**	**0**	**0**	**0**	**20**	**20**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**	**60**
Total - Northstowe (all phases)			**10,186**	**1,388**	**8,798**	**41**	**160**	**84**	**186**	**305**	**368**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**4,054**	**1,744**	**4,744**	**1,103**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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**	**5**	**84**	**15**	**39**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**84**	**84**	**69**
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**	**10**	**36**	**45**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**111**	**111**	**101**
Waterbeach New Town - West: remaining parcels	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**	**75**	**174**	**250**	**245**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**3,156**	**1,144**	**3,144**	**744**
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**	**75**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**3,225**	**275**	**1,275**	**75**
Total - Waterbeach New Town (all phases)			**11,000**	**5**	**10,995**	**25**	**75**	**150**	**194**	**250**	**320**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**6,381**	**1,614**	**4,614**	**989**
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**	**0**	**0**	**50**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**190**	**190**	**190**	**190**	**190**	**1,450**	**350**	**2,050**	**50**
Total - Bourn Airfield New Village			**3,500**	**0**	**3,500**	**0**	**0**	**0**	**0**	**0**	**50**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**190**	**190**	**190**	**190**	**190**	**1,450**	**350**	**2,050**	**50**
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**	**87**	**113**	**48**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**113**	**113**	**65**
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**	**144**	**46**	**21**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46**	**46**	**25**
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3a & 1.3d (Vistry)	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**	**13**	**137**	**47**	**50**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**137**	**137**	**90**
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01640/REM (286 dwellings)	4.50	**286**	**112**	**174**	**16**	**40**	**40**	**40**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**174**	**174**	**158**
Cambourne West (land north west of Lower Cambourne) - Parcel 1.5 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04745/REM (41 dwellings)	1.23	**41**	**0**	**41**	**0**	**0**	**41**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**41**	**41**	**41**
Cambourne West (land north west of Lower Cambourne) - Parcel 2.1 (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04785/REM (118 dwellings)	3.96	**118**	**0**	**118**	**0**	**60**	**58**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**118**	**118**	**118**
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)	122.72	**1,365**	**0**	**1,365**	**0**	**0**	**50**	**100**	**140**	**140**	**150**	**150**	**150**	**150**	**150**	**150**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**730**	**1,365**	**430**
Total - Cambourne West (land north west of Lower Cambourne)			**2,350**	**356**	**1,994**	**132**	**215**	**254**	**140**	**178**	**140**	**150**	**150**	**150**	**150**	**150**	**150**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**1,359**	**1,994**	**927**
Cambourne West (land within the Business Park)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and 23/00123/FUL (resolution to grant, 256 dwellings)	9.07	**240**	**0**	**256**	**0**	**0**	**65**	**55**	**102**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**256**	**256**	**256**
Total - Cambourne West (land within the Business Park)			**240**	**0**	**256**	**0**	**0**	**65**	**55**	**102**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**256**	**256**	**256**
Total - Cambourne West (all parcels)			**2,590**	**356**	**2,250**	**132**	**215**	**319**	**195**	**280**	**174**	**150**	**150**	**150**	**150**	**150**	**150**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**1,615**	**2,250**	**1,183**
Total - Allocations at New Settlements			**27,276**	**1,749**	**25,543**	**198**	**450**	**553**	**575**	**835**	**912**	**900**	**900**	**900**	**900**	**900**	**900**	**785**	**790**	**790**	**790**	**790**	**790**	**11,885**	**5,323**	**13,658**	**3,325**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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 (203 dwellings)	13.38	**203**	**0**	**203**	**0**	**40**	**40**	**40**	**40**	**40**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**203**	**203**	**200**
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**	**61**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Papworth West-Central - Catholic Church site	South Cambridgeshire Local Plan 2018 - Policy H/4 and S/0089/16/FL (4 dwellings)	0.13	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Papworth West-Central - St Peters Nurses Home, Church Lane	South Cambridgeshire Local Plan 2018 - Policy H/4 and 22/04309/FUL (change of use of nurses home to 9 dwellings, and 1 new dwelling)	0.41	**10**	**0**	**10**	**0**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**10**
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**
Land south of Babraham Road, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings) and 21/03955/FUL (280 dwellings)	12.04	**280**	**0**	**280**	**32**	**40**	**40**	**40**	**50**	**50**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**280**	**280**	**220**
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**	**69**	**16**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**0**
Land at Bennell Farm, West Street, Comberton (East of the access road)	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**	**90**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Land at Bennell Farm, West Street, Comberton (West of the access road)	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings) and 20/01992/FUL (41 dwellings)	1.48	**41**	**0**	**41**	**0**	**0**	**39**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**41**	**41**	**41**
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 (38 dwellings)	0.20	**38**	**0**	**38**	**0**	**0**	**0**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**38**
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**
Total - Allocations in the Rural Area			**1,024**	**236**	**788**	**48**	**80**	**129**	**120**	**90**	**90**	**31**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**588**	**588**	**509**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
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), 22/03584/REM (demolition of 2 dwellings and 9 new dwellings), and 21/01065/FUL (26 dwellings)	0.85	**33**	**0**	**33**	**0**	**-2**	**9**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**33**	**33**	**33**
18 Chesterton Road	19/0242/FUL (demolition of 3 dwellings and 11 new dwellings)	0.05	**8**	**0**	**8**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**8**
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**
71-73 Fen Road	21/00659/FUL (12 dwellings)	0.35	**10**	**-2**	**12**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**0**
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**
185-189 Newmarket Road and 1 Godesdone Road, Newmarket Road	22/04356/FUL (conversion of buildings containing 3 dwellings to create 7 dwellings, and erection of 5 new dwellings)	0.05	**9**	**0**	**9**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**9**
212-214 Newmarket Road	18/1679/FUL (13 dwellings)	0.06	**13**	**0**	**13**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**13**	**13**
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)	0.57	**170**	**68**	**102**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
66-80B Colville Road	19/1034/FUL (demolition of 24 dwellings and 69 new affordable dwellings, however 2 new dwellings replaced by 21/02759/FUL)	0.76	**43**	**39**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**4**	**4**
Phase 3, Land at Colville Road	21/02759/FUL (demolition of 18 dwellings and 48 new affordable dwellings)	0.56	**30**	**-18**	**48**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**48**	**48**
The Meadows Community Centre, St Catharines Road	19/1756/FUL (22 dwellings)	2.18	**22**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Aylesborough Close	22/01995/FUL (demolition of 36 dwellings and 70 new dwellings)	0.62	**34**	**0**	**34**	**-36**	**0**	**70**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**34**	**70**
Buchan Street Neighbourhood Centre	19/1757/FUL (28 dwellings)	0.46	**28**	**0**	**28**	**0**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28**	**28**	**28**
Land at Aragon Close and Sackville Close	22/00583/FUL (14 dwellings)	0.51	**14**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**14**
102-108 Shelford Road	19/1324/FUL (conversion of 2 dwellings to 6 dwellings, demolition of 2 dwellings and 6 new dwellings)	0.14	**8**	**0**	**8**	**0**	**0**	**-2**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**8**
Small Sites (9 dwellings or less) already Under Construction at 31 March 2023	-	-	-	-	**100**	**75**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**100**	**100**	**25**
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2023	-	-	-	-	**116**	**12**	**29**	**40**	**23**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**116**	**116**	**104**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2023	-	-	-	-	**59**	**0**	**6**	**15**	**20**	**12**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59**	**59**	**59**
Total - Unallocated Sites with Planning Permission			**457**	**111**	**621**	**63**	**165**	**132**	**88**	**32**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**486**	**486**	**423**
6A Chapel Street, Cambridge	23/00064/FUL (resolution to grant, 13 dwellings)	0.05	**13**	**0**	**13**	**0**	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**13**	**13**
Total - Unallocated Sites with Resolution to Grant Planning Permission			**13**	**0**	**13**	**0**	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**13**	**13**
Windfall Allowance	-	-	-	-	-	**0**	**0**	**0**	**0**	**153**	**179**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**702**	**2,552**	**332**
Total - Unallocated Sites and Windfall Allowance			**470**	**111**	**634**	**63**	**165**	**132**	**101**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**1,201**	**3,051**	**768**

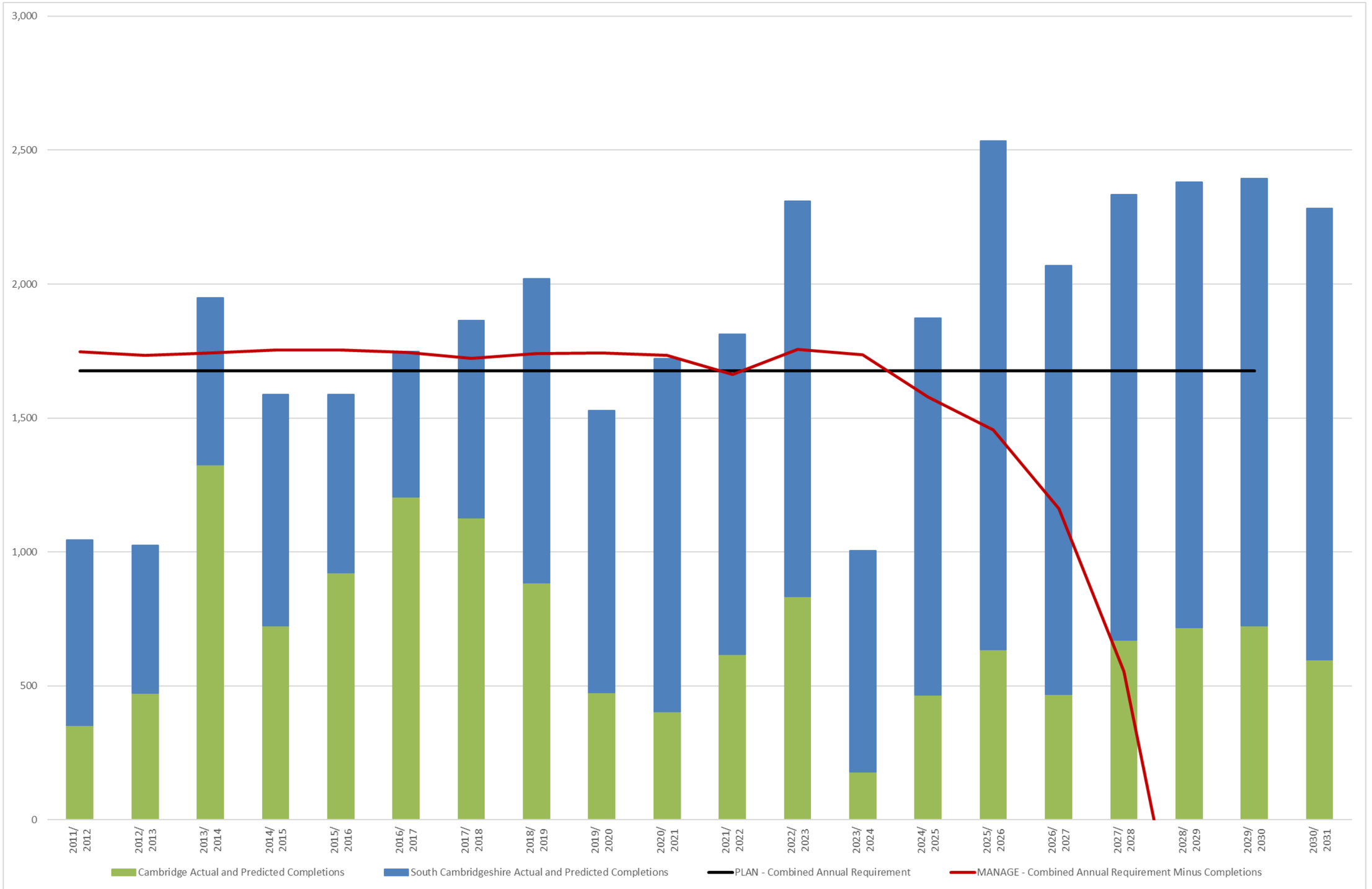
Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
The Meadows Community Centre, St Catharines Road	S/4532/19/FL (56 dwellings)	1.22	**56**	**0**	**56**	**0**	**56**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**56**	**56**	**56**
Former CEMEX Cement Works, Haslingfield Road, Barrington *	S/2365/14/OL (up to 220 dwellings), S/3485/18/RM (220 dwellings), S/1427/19/RM (220 dwellings), 21/04088/FUL (revised design, increase of 3 dwellings) and 21/04087/FUL (resolution to grant, revised design, increase of 37 dwellings)	33.50	**260**	**87**	**173**	**31**	**40**	**45**	**45**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**173**	**173**	**142**
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**	**30**	**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**	**2**	**7**	**0**	**0**	**4**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**7**	**7**
Rear of 18-28 Highfields Road, Highfields Caldecote *	S/2047/16/FL (71 dwellings)	2.91	**71**	**68**	**3**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**2**
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**	**43**	**156**	**62**	**50**	**44**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**156**	**156**	**94**
Land north east of Rampton Road, Cottenham *	S/2876/16/OL (154 dwellings) and 21/01881/REM (140 dwellings)	17.13	**140**	**0**	**140**	**13**	**43**	**40**	**40**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**140**	**140**	**127**
Land off Potton End, Eltisley	S/3182/19/FL (12 dwellings)	0.52	**12**	**0**	**12**	**0**	**9**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**
Land adjacent to the Green House, Cootes Lane, Fen Drayton	20/01356/FUL (14 dwellings)	0.72	**14**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**14**
Land at Teversham Road, Fulbourn *	S/0202/17/OL (up to 110 dwellings) & S/3290/19/RM (110 dwellings)	6.83	**110**	**0**	**110**	**0**	**40**	**40**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**110**	**110**	**110**
Telford House, 76 Cow Lane, Fulbourn	22/03530/PRIOR (change of use of office to 11 dwellings)	0.38	**11**	**0**	**11**	**0**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**11**	**11**
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**	**0**	**0**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**29**	**0**
2 Station Road, Great Shelford	21/05276/FUL (39 retirement living apartments for older persons)	0.29	**39**	**0**	**39**	**0**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**39**	**39**	**39**
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**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**16**
South of 279 St Neots Road, Hardwick *	S/3064/16/OL (demolition of 2 dwellings and up to 155 new dwellings), 20/02728/REM (demolition of 2 dwellings and up to 155 new dwellings) and 21/01832/FUL (23 dwellings)	7.44	**176**	**100**	**76**	**59**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**76**	**76**	**17**
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**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Wellcome Genome Campus, Hinxton	S/4329/18/OL (up to 1,500 dwellings)	124.20	**1,500**	**0**	**1,500**	**0**	**0**	**83**	**290**	**200**	**200**	**200**	**200**	**200**	**127**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,173**	**1,500**	**773**
Land north and south of Bartlow Road, Linton *	S/1963/15/OL (up to 55 dwellings) and S/2501/19/RM (55 dwellings)	4.83	**55**	**18**	**37**	**25**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**37**	**37**	**12**
20 Cambridge Road, Linton	S/0163/18/FL (14 dwellings)	0.12	**14**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**14**
Sheen Farm, Royston Road, Litlington *	S/2927/17/FL (demolition of dwelling and 22 new dwellings) & 21/00145/S73 (revised design)	1.12	**21**	**11**	**10**	**8**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**2**

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 31.03.23)	Outstanding Dwellings (net)	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: 2023-2031	Total: 2023-2041	Total in Five Year Supply: 2024-2029
East of New Road, Melbourn *	S/2791/14/OL (up to 199 dwellings) and S/2590/17/RM (199 dwellings)	10.52	**199**	**197**	**2**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**	**0**
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**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	**23**	**23**
Land off Fen End, Over *	20/02477/FUL (20 dwellings)	0.96	**20**	**7**	**13**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**13**	**0**
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) and 22/01965/REM (demolition of two dwellings and erection of 44 new dwellings)	2.86	**42**	**0**	**42**	**0**	**42**	**0**	**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**	**10**	**10**	**10**
Land between Haverhill Road and Hinton Way, Stapleford	20/02929/OUT (retirement care village) and 22/04303/REM (147 dwellings for older people)	24.00	**147**	**0**	**147**	**0**	**0**	**147**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**147**	**147**	**147**
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**	**-1**	**70**	**0**	**0**	**0**	**30**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	**70**	**70**
Land at the corner of Capper Road and Cody Road, Waterbeach	S/3865/17/FL (16 dwellings)	0.31	**16**	**0**	**16**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**0**
Land south of 1b Over Road, Willingham *	S/2921/15/OL (26 dwellings) and 21/00915/REM (26 dwellings)	0.92	**26**	**0**	**26**	**0**	**0**	**26**	**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**	**22**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**0**
Small Sites (9 dwellings or less) already Under Construction at 31 March 2023	-	-	-	-	**161**	**121**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**161**	**161**	**40**
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2023	-	-	-	-	**305**	**30**	**76**	**107**	**61**	**31**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**305**	**305**	**275**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2023	-	-	-	-	**149**	**0**	**15**	**37**	**52**	**30**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**149**	**149**	**149**
Total - Unallocated Sites with Planning Permission			**3,371**	**554**	**3,432**	**384**	**552**	**625**	**551**	**317**	**215**	**229**	**200**	**200**	**127**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,073**	**3,400**	**2,260**
Rear of 38 Histon Road, Cottenham	20/04906/OUT (resolution to grant, 34 affordable dwellings)	0.83	**34**	**0**	**34**	**0**	**0**	**0**	**0**	**0**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**34**	**34**
Land north of 39A Station Road West, Whittlesford Bridge	23/01150/FUL (resolution to grant, demolition of dwelling and 48 new dwellings)	1.17	**47**	**0**	**47**	**0**	**0**	**0**	**40**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**47**	**47**	**47**
Total - Unallocated Sites with Resolution to Grant Planning Permission			**81**	**0**	**81**	**0**	**0**	**0**	**40**	**7**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**81**	**81**	**81**
Windfall Allowance	-	-	-	-	-	**0**	**0**	**0**	**0**	**172**	**191**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**843**	**3,243**	**363**
Total - Unallocated Sites and Windfall Allowance			**3,452**	**554**	**3,513**	**384**	**552**	**625**	**591**	**496**	**440**	**469**	**440**	**440**	**367**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**3,997**	**6,724**	**2,704**

Figure 3: Actual and Predicted Completions 2011-2031



Housing Land Supply Calculations for Greater Cambridge

35. The NPPG (updated in February 2024, 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 February 2024, 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 February 2024, 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 now more than five years old and therefore the local housing need should be used to calculate the housing land supply.

38. The approach to calculating the housing land 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 requirement for Greater Cambridge is therefore calculated using a combined local housing need annual requirement of 1,726 dwellings, as the annual local housing need for Cambridge is 687 dwellings and the annual local housing need for South Cambridgeshire is 1,039 dwellings. The annual local housing need for both Cambridge and South Cambridgeshire has been calculated using the standard method as set out in the NPPG (updated December 2020), using the affordability ratios for 2023 (released in March 2024).

41. 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, Regulation 18) and on the preferred approach (Greater Cambridge Local Plan – First Proposals, Regulation 18). As part of preparing this new Local Plan, the Councils are considering the appropriate level of housing need for Greater Cambridge, 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 any of these early versions of the Local Plan (or any supporting evidence base documents) should not be used for the purposes of calculating housing land supply.

Methodology

42. There are two methodologies for calculating five year housing land supply, and the NPPG (updated in February 2024, 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."

43. 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.

44. 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”.

45. However, as the Local Plans were adopted in autumn 2018, their strategic policies are now more than five years old and therefore the local housing need should be used to calculate the housing land supply. The NPPG (updated in February 2024, Paragraph: 031 Reference ID: 68-031-20190722) sets out that “the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure”.

46. The five year supply requirement for Greater Cambridge is therefore calculated as being 8,630 dwellings, which is five years at the combined local housing need annual requirement of 1,726 dwellings (as set out in paragraph 39, above).

Buffer

47. Paragraph 77 of the NPPF (published in December 2023) sets out a requirement to calculate the five year housing land supply by applying an additional buffer of 20% where there has been significant under delivery of housing.

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. 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%”.

49. However, later versions of the NPPF have 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, 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’ 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

(published in December 2023) 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 77 that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years. Footnote 43 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 neither of the Councils have a Housing Delivery Test result below 85% of their housing requirement, and therefore national policy now indicates that it is not necessary for a buffer of 20% to be applied to the Councils' housing land supply calculations. No buffer has therefore been applied to the five year supply requirement for Greater Cambridge.

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)**	**HDT 2022 (2019-2022)**
Cambridge	388%	280%	176%	133%	98%
South Cambridgeshire	78%	95%	114%	145%	145%

Four or Five Years' Worth of Housing

52. Paragraph 226 of the NPPF (published in December 2023) sets out the circumstances in which a local planning authority is only required to demonstrate four (rather than five) years' worth of housing. It states:

"This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need."

53. 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, Regulation 18) and on the preferred approach (Greater Cambridge Local Plan – First Proposals, Regulation 18). As part of preparing this new Local Plan, the Councils are considering the appropriate level of housing need for Greater Cambridge, along with where

development should be located and the specific sites to deliver new homes. The Councils have most recently published an update to their development strategy (Greater Cambridge Local Plan – Development Strategy Update, Regulation 18), which includes additional evidence on needs for jobs and homes, and confirms key strategic sites and the principles for the development strategy.

54. Within the Greater Cambridge Local Plan – First Proposals, the Councils have identified proposed allocations to meet the identified housing need. Each of these allocations are shown on maps within the Local Plan and on an interactive web-based map. The Councils therefore meet the criteria in paragraph 226 of the NPPF (published in December 2023) and are only required to demonstrate four years' worth of housing.

Housing Land Supply Calculations for Greater Cambridge

55. Figure 5 (below) sets out the housing land supply calculations for Greater Cambridge for 2024-2029. The letter to Chief Planning Officers (5 February 2024) sets out that "paragraph 226 of the updated NPPF introduced a temporary measure that means some authorities only have to demonstrate four years of specific deliverable sites instead of the usual five. Following feedback from across the sector, the Planning Practice Guidance confirms that this will be based on the performance against 5-year housing land supply; not an alternative calculation."

Figure 5: Housing Land Supply Position for 2024-2029

Stages in Calculating the Housing Land Supply / Area	**Greater Cambridge**
(a) Annual local housing need	1,726
(b) Five year supply requirement (= a x 5)	8,630
(c) Number of dwellings predicted to be completed in the five year period (1 April 2024 to 31 March 2029)	11,189
(d) Housing land supply (= c ÷ b x 5)	6.5

56. 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 going forwards (see Figure 6, below) when calculated using the standard method.

Figure 6: Rolling Housing Land Supply

Area / Five Year period	2025-2030	2026-2031	2027-2032	2028-2033	2029-2034
Greater Cambridge	6.9	6.9	7.1	7.1	6.9

Implications of Water Supply Issues on Housing Land Supply Calculations for Greater Cambridge

57. During 2023 the Environment Agency submitted objections to several planning applications that met the Environmental Impact Assessment thresholds in relation to their impact on water supply. This includes a small number of housing allocations in the adopted Local Plans. This has led to delays in determining those applications, and in one case an appeal for non-determination.

58. In response to the challenges facing the Cambridge area, the Government has established a Cambridge Water Scarcity Group that brings together relevant government departments and other stakeholders, including local authority officers. In his speech in July 2023, the Secretary of State, Michael Gove MP, described the purpose of the group as being "to identify and accelerate plans to address water constraints". He went on to say that "The Group will include all relevant partners to understand what it would take to accelerate building the proposed new Fens Reservoir and enabling Cambridge to reach its economic potential". About £9m has been identified by government to address the water supply issues. A range of actions are being developed by the group focusing on bringing forward supply options, reducing demand through efficiency measures in new and existing buildings, and measures to improve the resilience of our watercourses.

59. On 6 March 2024, the Department for Levelling Up, Housing and Communities (DHLUC), Department for Environment Food and Rural Affairs (Defra), the Environment Agency, Cambridge City Council and South Cambridgeshire District Council published a joint statement on addressing water scarcity in Greater Cambridge. It states that:

"The government is confident, based on the scheme set out below, alongside a published Water Resources Management Plan, that the availability of sustainable water resources need not be an impediment to the consideration of planning permissions for developments envisaged within the adopted local plans.

The scheme is intended to provide greater certainty through:
a. The delivery of water savings measures in the Cambridge Water operating area, supported by the government's spending.
b. A robust water credit system being in place to assure those water savings and issue credit certificates to developers and housebuilders.
c. Application of enforceable planning mechanisms so that planning permissions are linked to water savings measures in a robust way."

60. Whilst the delays in determining the applications have implications for the delivery trajectories for the individual sites, the sites remain a key part of the development strategy for Greater Cambridge and are still expected to deliver. The housing trajectory has been adjusted to take a conservative approach to the delivery of new homes on these sites.

5. Conclusions

Meeting the Housing Requirement

61. 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 13,796 dwellings are expected to be delivered between 2011 and 2031.

62. 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. There are some employment sites that the adopted Local Plan anticipated would become available for residential uses, but which now are no longer available as they are being retained for employment uses.

63. Although this housing trajectory anticipates that housing delivery in Cambridge will be less than the housing requirement for 2011 to 2031 included in the adopted Cambridge Local Plan 2018, the Council has already started preparing a new Greater Cambridge Local Plan, and as part of this the Councils are considering the appropriate level of housing need for Greater Cambridge, along with where development should be located and the specific sites to deliver new homes.

64. 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 23,275 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.

65. 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 37,071 dwellings are expected to be delivered between 2011 and 2031.

Housing Land Supply

66. 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).

67. As the Local Plans were adopted in autumn 2018, their strategic policies are now more than five years old and therefore the local housing need should be used to calculate the housing land supply. Whilst the Local Plan policies refer to the use of a 20% buffer, it is no longer appropriate to calculate their housing land supply using a 20% buffer given the change in approach in the revised NPPF (see paragraphs 47-51 in Section 4, above). Based on paragraph 77 and footnote 43 of the NPPF (published in December 2023), it is no longer necessary to apply a buffer to the housing land supply calculations. The Councils also meet the criteria in paragraph 226 of the NPPF (published in December 2023) such that they are only required to demonstrate four years' worth of housing.

68. Collectively for Greater Cambridge, as required by paragraph 77 of the NPPF (published in December 2023), the Councils jointly have 6.5 years of housing land supply for 2024-2029. This housing land supply for 2024-2029 should be used when making planning decisions from the date of publication of this report (April 2024).

Implications for Decision Making

69. Paragraph 11 of the NPPF (published in December 2023) 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)).

70. Paragraph 11(d) and footnote 8 of the NPPF (published in December 2023) 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 four or five year housing land supply (as appropriate) or where the Council's Housing Delivery Test results indicate that delivery was below 75% of the housing requirement over the previous three years. On the basis of the housing land supply calculations in this report and from the date of this report (April 2024), 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 December 2023).

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 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. The Housing Delivery Study for Greater Cambridge (2021) was published alongside the Greater Cambridge Local Plan – First Proposals (November 2021), and a number of representations were received that commented on the conclusions of the Housing Delivery Study. AECOM have considered the representations received in relation to their 'typical assumptions' for lead-in times

and build out rates and have confirmed in the Housing Delivery Study Addendum (December 2022) that their recommendations included in the Housing Delivery Study are robust and realistic for the Councils to use both as part of the plan making process and also for other updates to the Greater Cambridge housing trajectory. The Strategy Topic Paper (January 2023) that was published alongside the Development Strategy Update (January 2023) sets out that having considered AECOM's responses to the representations and their recommendations, the Councils consider it appropriate to continue to use the recommendations on lead-in times and build out rates from the Housing Delivery Study (2021).

A.6. 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.7. 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.8. 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.9. 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.10. 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.11. 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.12. 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.13. 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.14. 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.15. 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 based on data for 1 April 2014 to 31 March 2018 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.16. The Councils have now identified and considered the planning permissions for housing developments of less than 10 dwellings that have lapsed between 1 April 2018 and 31 March 2023 without having been implemented. Alongside this, the Councils have calculated the number of dwellings permitted between 1 April 2018 and 31 March 2023.

A.17. Where a housing development of less than 10 dwellings has had multiple planning permissions over a number of years, as a result of amendments being made to the proposed development, the Councils have recorded any of the earlier planning permissions as having lapsed. For a number of planning permissions recorded as lapsed, there is a subsequent planning permission that is implemented. This approach to calculating the lapse rate is likely to result in a higher lapse rate than if each site was considered individually. However, it is not feasible to explore the delivery of each site of less than 10 dwellings individually, and therefore it is necessary to find a way to calculate an allowance for a proportion of these sites not to come forward for development.

A.18. The individual results for Cambridge and South Cambridgeshire for 1 April 2014 to 31 March 2023 are included in figures 10 and 11 (below).

Figure 10: Cambridge – Number of Dwellings Permitted and Planning Permissions that have Lapsed on sites of less than 10 dwellings between 1 April 2014 and 31 March 2023

Year	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**
Number of dwellings permitted	186	279	242	227	145	257	136	53	105
Number of dwellings on planning permissions that have lapsed	5	17	14	7	14	35	30	27	32
Lapse rate	3%	6%	6%	3%	10%	14%	22%	51%	30%

Figure 11: South Cambridgeshire – Number of Dwellings Permitted and Planning Permissions that have Lapsed on sites of less than 10 dwellings between 1 April 2014 and 31 March 2023

Year	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**
Number of dwellings permitted	247	199	236	282	374	239	208	262	196
Number of dwellings on planning permissions that have lapsed	25	11	10	20	16	26	24	35	26
Lapse rate	10%	6%	4%	7%	4%	11%	12%	13%	13%

A.19. The data shows that in the last few years, lapse rates have not been as low as in the preceding years. This is likely to be a result of wider factors such as the coronavirus pandemic, Brexit, and other economic influences. To take account of the fluctuations between years, the Councils have calculated an average lapse rate individually for Cambridge and South Cambridgeshire, after having deducted the two highest and two lowest lapse rates for each area. This results in a lapse rate (or non-implementation rate) of 12% for Cambridge and 9% for South Cambridgeshire.

A.20. The Councils have used these typical assumptions on the small sites of less than 10 dwellings 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.21. The NPPF (published in December 2023, paragraph 72) 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.22. 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.23. 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).

A.24. 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.25. The Housing Delivery Study 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.26. The Housing Delivery Study for Greater Cambridge (2021) was published alongside the Greater Cambridge Local Plan – First Proposals (November 2021), and a number of representations were received that commented on the conclusions of the Housing Delivery Study. AECOM have considered the representations received in relation to the windfall allowance and have confirmed in the Housing Delivery Study Addendum (December 2022) that their recommendations included in the Housing Delivery Study are robust and realistic for the Councils to use both as part of the plan making process and also for other updates to the Greater Cambridge housing trajectory. The Strategy Topic Paper (January 2023) that was published alongside the Development Strategy Update (January 2023) sets out that having considered AECOM's responses to the representations and their recommendations, the Councils consider it appropriate to continue to use the recommendations on the windfall allowance from the Housing Delivery Study (2021).

A.27. 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 Greater Cambridge housing trajectory will also be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan.

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 2024.

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, 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 2023 and / or our previous assumptions on the deliverability of this site, as published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) – Appendices C and D.

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 us 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 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 Greater Cambridge housing trajectory will also be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan.

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 2024.

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, 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 2023 and / or our previous assumptions on the deliverability of this site, as published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) – Appendices C and D.

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 us 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. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry this allocation forward into the new Greater Cambridge Local Plan, as it is considered more appropriate to retain the site for the existing mixed commercial uses.

C.4. The agent (on behalf of BAE Systems Pension Fund Trustees Ltd c/o Columbia Threadneedle Investments Ltd) has advised that the site remains occupied by a number of long term leases, such that the site is not available for housing within the adopted plan period (see Response 1 in Appendix D). The agent has also advised that a Planning Performance Agreement is currently being agreed in relation to an application for the redevelopment of the site for research and development and office uses (see Response 1 in Appendix D). The agent has advised that there is a stronger need to retain its employment use, and that optimising the employment use of this brownfield site is a more sustainable use of the land (see Response 1 in Appendix D). The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.5. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the Council and the landowner consider that it more appropriate to retain the site for commercial uses.

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.6. 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 (January 2022), with an indicative capacity of 75 dwellings alongside commercial uses.

C.7. The developer (Brockton Everlast) has advised that a design team is in place and that initial design proposals are being progressed (see Response 2 in Appendix D). The developer anticipates that a full planning application, including approximately 95 dwellings, will be submitted in 2025/2026 (see Response 2 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in 2030 and that the development will be completed in 2032/2033 (see Response 2 in Appendix D).

C.8. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the developer anticipates that a full planning application will be submitted in 2025/2026, the developer anticipates that construction will start on the first dwelling(s) in 2030, and the developer anticipates that the development will be completed in 2032/2033. 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.

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.9. 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.10. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.11. The agent (on behalf of Telereal Trillium) has advised that the intentions for the site remain unchanged since their previous response in 2021 (see Response 3 in Appendix D). The agent previously advised that the site is not available until after 2031 as it is occupied by existing businesses (see Response 3 in Appendix D). Given that there is uncertainty regarding whether this site will be developed for housing, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.12. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site 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 landowner is intending to make the site available for residential development by 2041.

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.13. 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.

C.14. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward the two undeveloped parts of this site (137 and 143 Histon Road) into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

149 Histon Road

C.15. The site has full planning permission for the erection of 15 dwellings following the demolition of the existing buildings (including a dwelling). The development was completed in 2016-2017.

149B Histon Road

C.16. The site has full planning permission for 21 dwellings following the demolition of an industrial building. The development was completed in 2021-2022.

137 Histon Road (Murketts) and 143 Histon Road (ATS Euromaster)

C.17. The agent (on behalf of Cambridge Investment Partnership) has advised that a full planning application, including 71 dwellings, is being prepared and anticipates that the planning application will be submitted in February-March 2024 (see Response 4 in Appendix D). The agent has advised that a number of technical assessments have been prepared which indicate the site is developable subject to appropriate strategies and mitigation measures being in place (see Response 4 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in autumn 2024, subject to approval of planning permission in summer 2024 and the subsequent discharge of pre-commencement conditions (see Response 4 in Appendix D). The agent anticipates that the first dwelling(s) will be completed in autumn 2025, and that the development will be completed in winter 2026 (see Response 4 in Appendix D).

C.18. 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 at 149B Histon Road leaves an indicative capacity for the remaining undeveloped part of this allocation of 42 dwellings. 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 42 dwellings for the remaining undeveloped parts of this allocation.

C.19. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) this part of 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 in the ownership of a developer (Cambridge Investment Partnership),
- the agent has advised that a full planning application is being prepared and anticipates that it will be submitted in February-March 2024,

- the agent anticipates that construction will start on the first dwelling(s) in autumn 2024, subject to approval of planning permission in summer 2024 and the subsequent discharge of pre-commencement conditions,
- the agent anticipates that the first dwelling(s) will be completed in autumn 2025, and
- the agent anticipates that the development will be completed in winter 2026.

There is clear evidence that housing completions will begin on this part of the site 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	-	-	-	-
22/01982/FUL	70 dwellings	-	Full	22 April 2022	3 August 2022	24 May 2023
Total	**70 dwellings**	**-**	**-**	**-**	**-**	**-**

C.20. 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 site has full planning permission for demolition of the existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace, two new residential buildings comprising 70 residential units, and one new building comprising flexible commercial space (Class E) to include a creche and flexible community space (Class F.1 / F.2), which was approved in May 2023.

C.21. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.22. The agent (on behalf of First Base and RPMI Railpen) has advised that demolition works have started on site (see Response 5 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in June 2024

and that all dwellings will be completed in February 2026 (see Response 5 in Appendix D).

C.23. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 70 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 agent has advised that demolition works have started on site, the agent anticipates that construction will start on the first dwelling(s) in June 2024, and the agent anticipates that all dwellings will be completed in February 2026. There is no evidence that the site will not be delivered 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.24. 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.

C.25. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.26. 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. The landowner (Cambridgeshire Constabulary) has advised that archaeological investigations have been completed and that early works are underway and anticipates that this new site at Milton will be completed at the end of 2025 (see Response 6 in Appendix D).

C.27. The landowner has advised that the existing Parkside site will become available once the police have been relocated to the new purpose built police station at Milton (see Response 6 in Appendix D). The landowner has advised that a development partner has not yet been appointed (see Response 6 in Appendix D). The landowner anticipates that a planning application for the redevelopment of this site will be submitted in 2026 (see Response 6 in Appendix D). The landowner anticipates that construction will start on the first dwelling(s) in 2026/2027, that the first dwelling(s) will be completed in 2027/2028, and that the development will be completed in 2028/2029 (see Response 6 in Appendix D).

C.28. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) this site is considered deliverable 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 anticipates that a planning application for the redevelopment of the site will be submitted in 2026, the landowner anticipates that construction will start on the first dwelling(s) in 2026/2027, and the landowner anticipates that the development will be completed in 2028/2029. There is clear evidence that housing completions will begin on the site 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.29. 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.

C.30. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward the Henry Giles House part of this allocation into the new Greater Cambridge Local Plan, but

not to carry forward the Carlyle House part of this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Henry Giles House

C.31. The agent (on behalf of Telereal Trillium) has advised that the intentions for the site remain unchanged since their previous response in 2022 (see Response 7a in Appendix D). The agent previously advised that the site is not currently available as it is tenanted, but that it would become available in 2027-2028. The agent also previously advised that no discussions had taken place with the landowners of Carlyle House about redeveloping the site as a whole, but they advised that it may still be possible to do so. The agent previously advised that Telereal Trillium are developers and therefore would bring forward the delivery of the redevelopment of the site themselves. The agent previously anticipated that a planning application would be submitted in 2026, that construction of the first dwelling(s) would start in 2028, that the first dwelling(s) would be completed in 2029-2030, and that the development would be completed in 2030.

C.32. 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.33. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent previously advised that the site would become available in 2027-2028, the agent previously anticipated that a planning application would be submitted in 2026, and the agent previously anticipated that the development would be completed in 2030. 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.34. Full planning permission (20/03843/FUL) was granted in April 2021 for extensions to Carlyle House to provide additional office space.

C.35. The landowner (Longmead Capital) has advised that they intend to bring forward the site for housing and are considering strategic options for its delivery (see Response 7b in Appendix D). The landowner has advised that discussions have been undertaken with the landowner of Henry Giles House, but that they anticipate that the sites will be brought forward separately (see Response 7b in Appendix D). The landowner has also advised that the site is not currently available, as it is being marketed for office uses on short-term flexible leases (see Response 7b in Appendix D). The landowner has advised that the implementation of the planning permission for office extensions is being considered (see Response 7b in Appendix D).

C.36. The landowner has advised that they have undertaken a number of feasibility studies and sought planning advice in relation to the redevelopment of this site ahead of the submission of a planning application (see Response 7b in Appendix D). The landowner anticipates that 50-80 dwellings could be provided on this part of the site (see Response 7b in Appendix D). The landowner has advised that the timetable for delivery of dwellings on this site is unknown at present (see Response 7b in Appendix D).

C.37. In the planning statement submitted with the planning application for office extensions 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. Given the current uncertainty regarding timescales, the Council has taken a conservative approach to delivery on this site by making no allowance for housing within the five year period; however it is anticipated that the development will come forward by 2041.

C.38. 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 20% 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 20% of the indicative capacity of 48 dwellings.

C.39. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that they intend to bring forward the site for housing and are considering strategic options for its delivery, and the landowner has advised that they have undertaken a number of feasibility studies and sought planning advice in relation to the redevelopment of this site ahead of the submission of a planning application. 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.

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.40. 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 2023, the existing dwelling had been demolished, 10 new dwellings had been completed, and 17 new dwellings were under construction.

C.41. The housebuilder (Laragh Homes) is marketing the site as The Mews. It is unclear exactly when the development will be completed as the housebuilder has not provided a response. The housebuilder previously anticipated that the development would be completed in July 2023. At February 2024, Council Tax information records that 23 dwellings had been completed and the Laragh

Homes website records all plots as having been sold. Officers have assumed that the development will be completed by 31 March 2024, which results in 17 dwellings anticipated to be completed in 2023-2024.

C.42. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 officers have assumed the development will be completed by 31 March 2024. 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.43. 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.44. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan for mixed used development. The

Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.45. An alternative full planning permission (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, and the refurbishment of the Flying Pig Public House was allowed on appeal in March 2022. The agent (on behalf of Railpen/Socius) has advised that as a result of the approval of this alternative planning permission, the delivery of the 156 dwellings on this site is no longer being pursued (see Response 9 in Appendix D). The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.46. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) 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 to deliver the alternative planning permission for non-residential uses on this site.

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	-	-	-	-
23/04380/FUL	12 dwellings	-	Full	17 November 2023	-	-
Total	**35 dwellings**	**-**	**-**	**-**	**-**	**-**

C.47. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings.

C.48. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review

through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Camfields Resource Centre

C.49. The resource centre building has already been demolished and the site was temporarily used as a construction compound for the works relating to the development of the Chisholm Trail. A full planning application (21/01151/FUL) for 14 dwellings and associated works was submitted in March 2021, but was later withdrawn. Consultee responses received (ahead of the planning application being withdrawn) highlighted potential issues with developing this site for residential uses while the adjoining oil depot is in operation, and also raised concerns relating to its density and layout. A revised scheme (23/04380/FUL) for 12 dwellings was submitted in November 2023 and is being considered by the Council.

C.50. The agent (on behalf of This Land) has advised that they are not able to set out a delivery timetable for this development until a decision on the planning application has been made (see Response 10a in Appendix D). Given that there is some uncertainty regarding whether this site can be developed for housing while the adjoining oil depot is in operation, until the Council has given this further consideration through the determination of a full planning application for housing 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.

C.51. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018 and a full planning application is being considered by the Council, there is some uncertainty regarding whether this site can be developed for housing while the adjoining oil depot is in operation.

Oil Depot

C.52. The landowner (Motor Fuel Group) has advised that the site is currently leased, and is therefore not likely to be available until 2036 (see Response 1b in Appendix D). Given that the site is not available until 2036 and as there are contamination issues from the previous use(s) that will require remediation works to be undertaken before any construction works can start on site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.53. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, there is uncertainty over whether housing will be delivered on this site by 2041, given that the site is not available until 2036 and as there are contamination issues that will require remediation works to be undertaken before any construction works can start on site.

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.54. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings.

C.55. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

149 Cherry Hinton Road

C.56. The agent (on behalf of GCR CamProp Ten Ltd) has advised that the redevelopment of the site for employment purposes has recently been completed and therefore that no residential uses will be brought forward on this part of the allocation (see Response 11a in Appendix D). The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.57. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this part of the site is not considered deliverable or developable as although the site is allocated in the

Cambridge Local Plan 2018, the agent has advised that the landowner has already redeveloped this part of the site for employment purposes.

Telephone Exchange, Coleridge Road

C.58. The agent (on behalf of Telereal Trillium) has advised that the intentions for the site remain unchanged since their previous response in 2021 (see Response 11b in Appendix D). The agent previously advised that the site is not available until after 2031 (see Response 11b in Appendix D). Given that there is uncertainty regarding whether this site will be developed for housing, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.59. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this part of the site 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 landowner is intending to make the site available for residential development by 2041.

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.60. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings.

C.61. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. However, the landowner submitted a representation during the public consultation on the First Proposals that seeks the continued allocation of this site in the new Greater Cambridge Local Plan for residential development. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.62. The landowner (Cambridgeshire County Council) 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 12 in Appendix D). The landowner has also advised that they are in early discussions with a developer about the site and that these discussions will include how and when the site is sold (see Response 12 in Appendix D). The landowner has advised that the timetable for the submission of a planning application and the timetable for the delivery of the development is unknown at present (see Response 12 in Appendix D).

C.63. There are still issues to be resolved regarding the development of this site, including confirming exactly when the site will become available and securing a development partner or the sale of the 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.64. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) 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 as it has been declared surplus to operational requirements, and the landowner has advised that they are in early discussions with a developer about 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.

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.65. 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.66. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. However, the landowner submitted a representation during the public consultation on the First Proposals that seeks the continued allocation of this site in the new Greater Cambridge Local Plan for residential development. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.67. The landowner (Cambridgeshire County Council) has advised that they are undertaking a review of their office portfolio and that this project is progressing through the appropriate approval processes (see Response 13 in Appendix D). The landowner has advised that they intend to sell the site and are currently in negotiations on the terms of sale (see Response 13 in Appendix D). The landowner has advised that they are not intending to obtain planning approval ahead of disposal of the site (see Response 13 in Appendix D). The landowner has advised that the timetable for the delivery of the development is therefore unknown at present (see Response 13 in Appendix D).

C.68. There are still issues to be resolved regarding the development of this site, including confirming exactly when the site will become available and securing the sale of the 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.69. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that they intend to sell the site and are currently in negotiations on the terms of sale. 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.70. 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.

C.71. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge 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 review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Clifton Road Industrial Estate

C.72. This part of the 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) has advised that the landowners have been and will continue to engage with each other about the redevelopment of the site as a whole, but that currently it is intended that individual landowners will bring forward their land separately, but this may change in the future (see Response 14a in Appendix D).

C.73. The agent has advised that USS have selected a development advisor, but that currently it is expected that USS will be the developer (see Response 14a in Appendix D). The agent has also advised that the development advisor is looking at the viability of a comprehensive redevelopment of the site (see Response 14a in Appendix D). The agent has advised that an initial site assessment has being undertaken and that a more detailed site assessment is

underway (see Response 14a in Appendix D). The agent anticipates that a planning application will be submitted in 2024 to 2026, depending on the delivery route chosen (see Response 14a in Appendix D).

C.74. The agent anticipates that 180-280 dwellings for rental accommodation could be provided on this part of the site, as part of a comprehensive mixed use development (see Response 14a in Appendix D). The agent anticipates a build out rate of around 100 dwellings per year (see Response 14a in Appendix D). The agent anticipates that the residential uses will be in the later phases of the development, starting in the early 2030s (see Response 14a in Appendix D). The agent anticipates that the development will be completed in 2035 (see Response 14a in Appendix D). For the purposes of this housing trajectory, the Council has assumed delivery of 180 dwellings on this part of the site.

C.75. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that USS have appointed a development advisor, the agent has advised that a site assessment is underway, the agent anticipates that a planning application will be submitted in 2025/2026, the agent anticipates that construction will start on the first dwelling(s) in the early 2030s, and the agent anticipates that the dwelling(s) will be completed at a rate of 100 dwellings per year. 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.76. This part of the 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 they have no plans to bring forward this part of the site for housing, as the market demand for the existing employment use remains strong and there is substantial value in the existing use (see Response 14b in Appendix D). 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.77. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this part of the site 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.78. This part of the site is owned by the Royal Mail Group. The agent (on behalf of the Royal Mail Group) has advised the site is occupied and there are no plans to vacate the site in the medium or longer term – up to 2041 (see Response 14c in Appendix D). 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.79. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this part of the site 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 landowner is intending to make the site available for residential development by 2041.

Unit 2, Clifton Way

C.80. This part of the site is owned by Landsec and is leased to Pickfords. The landowner has advised that high level feasibility work has been undertaken to assess the redevelopment potential of the wider Cambridge Leisure site as a whole, which includes this site, and that a variety of uses have been explored, including some form of residential (see Response 14d in Appendix D). The landowner anticipates that, subject to further testing, viability and discussions with the Council, about 100 dwellings could be accommodated on this part of the site (see Response 14d in Appendix D).

C.81. The landowner has advised that the site could become available for redevelopment from February 2026 (see Response 14d in Appendix D). The landowner anticipates that a planning application for the redevelopment of the Cambridge Leisure site as a whole will be submitted in early 2026 (see Response 14d in Appendix D). The landowner has advised that at present residential use is not considered appropriate for this part of the site given the adjacent uses proposed within a redeveloped Cambridge Leisure site (see Response 14d in Appendix D).

C.82. The landowner has also advised that some initial discussions have taken place with USS (leaseholders of the Clifton Road Industrial Estate) to agree high level principals for how the two masterplans might co-ordinate effectively, but that the current expectation is that the individual landowners will bring forward their proposed developments separately (see Response 14d in Appendix D).

C.83. As the landowner has advised that at present residential use is not considered appropriate for this part of the site, there is some uncertainty regarding whether housing will be delivered on this part of the site. The Council has therefore

made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.84. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this part of the site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, there is some uncertainty regarding whether housing will be delivered on this part of the site.

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.85. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses.

C.86. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.87. The agent (on behalf of Trinity Hall) has advised that the landowner is in the process of considering redevelopment options, while currently retaining the existing uses on site (see Response 15 in Appendix D). The agent has advised that the indicative capacity of 20 dwellings is from the Strategic Housing Land Availability Assessment, and therefore the final number may be greater or smaller depending on detailed assessment and design (see Response 15 in Appendix D). The agent has also advised that initial feasibility studies have been undertaken and that a detailed site assessment will be undertaken (see Response 15 in Appendix D). The agent anticipates that the site will become available before 2031 (see Response 15 in Appendix D). The agent anticipates that within the next 10 years that a planning application will be submitted, that

construction will start on the first dwelling(s), and that the development will be completed (see Response 15 in Appendix D).

C.88. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that the landowner is in the process of considering redevelopment options, the agent has advised that initial feasibility studies have been undertaken and that a detailed site assessment will be undertaken, the agent anticipates that the site will become available before 2031, and the agent anticipates that the development will be completed within the next 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	-	-	-	-
23/04687/FUL	120 dwellings	-	Full	5 December 2023	-	-
Total	**75 dwellings**	**-**	**-**	**-**	**-**	**-**

C.89. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings.

C.90. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge 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 review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

636-656 Newmarket Road and East Barnwell Community Centre

C.91. Cambridge City Council own 634-656 Newmarket Road and Cambridgeshire County Council own East Barnwell Community Centre, and the two Councils are working together to redevelop these two parcels of land along with additional land at the adjoining local centre and nearby bowls club that are also in their ownership. A full planning application for a new community centre, library, pre-school, shops and/or café and/or commercial space and 120 dwellings, following the demolition of existing buildings within the local centre (including 6 flats) and at 634-656 Newmarket Road (12 flats) and the bowls club, is being considered by the Council.

C.92. The landowners (Cambridge City Council, Greater Cambridge Housing Development Agency, Cambridge Investment Partnership and Cambridgeshire County Council) have advised that their latest proposals include: phase 1 – 54 dwellings on the bowls club parcel (which is outside of the allocation boundary), and phase 2 – 66 dwellings on 634-656 Newmarket Road (which is within the allocation boundary) and the adjoining local centre (which is outside of the allocation boundary) (see Response 16a in Appendix D). The landowners have also advised that as part of the agreements that are in place to facilitate this redevelopment, the East Barnwell Community Centre site will also be brought forward through a separate planning application for 9 dwellings (see Response 16a in Appendix D).

C.93. The landowners have advised that the bowls club parcel (phase 1) will become available in September 2024 and anticipate that construction will start on the first dwelling(s) in December 2024 (see Response 16a in Appendix D). The landowners anticipate that all the dwellings on phase 1 will be completed in December 2026 (see Response 16a in Appendix D). The landowners have advised that 634-656 Newmarket Road and the local centre parcel (phase 2) will become available in September 2026 and anticipate that construction will start on the first dwelling(s) in December 2026 (see Response 16a in Appendix D). The landowners anticipate that all the dwellings on phase 2 will be completed in December 2028 (see Response 16a in Appendix D).

C.94. The landowners have advised that the East Barnwell Community Centre site will become available in September 2026 (see Response 16a in Appendix D). The landowners anticipate that a planning application will be submitted in 2024-2025, that construction will start on the first dwelling(s) in December 2026, and that all dwellings on this phase will be completed in December 2028 (see Response 16a in Appendix D).

C.95. The principle of residential development on 636-656 Newmarket Road and East Barnwell Community Centre has been agreed through their inclusion in

the 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. These two areas within the allocation are approximately 45% 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 34 new dwellings as this is 45% of the indicative capacity of 75 new dwellings. There are 12 existing flats at 634-656 Newmarket Road, and therefore the Council has assumed that together the redevelopment of 634-656 Newmarket Road and East Barnwell Community Centre will result in 22 dwellings (net). Officers have assumed that the existing dwellings will be demolished in 2026-2027, ahead of the delivery of phase 2 of the development.

C.96. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) this part of 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,
- a full planning application for 120 dwellings, including land at 634-656 Newmarket Road, is being considered by the Council,
- the landowners anticipate that construction will start on the first dwelling(s) at 634-656 Newmarket Road in December 2026, and that all the dwellings on this phase will be completed in December 2028,
- the landowners anticipate that a planning application will be submitted in 2024-2025 for the East Barnwell Community Centre part of the site, and
- the landowners anticipate that construction will start on the first dwelling(s) on the East Barnwell Community Centre part of the site in December 2026, and that all dwellings on this phase will be completed in December 2028.

There is clear evidence that housing completions will begin on this part of the site within five years.

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

C.97. The landowner (The Churches Trust) has advised that they are in discussions with the landowners of the adjoining parcels at 634-656 Newmarket Road and East Barnwell Community Centre (see Response 16a in Appendix D). The landowner anticipates that a planning application will be submitted in 2024-2025 and that this part of the site could accommodate approximately 30 dwellings (see Response 16a in Appendix D). The landowner anticipates that this phase of the development will be completed in 2028-2029 (see Response 16a in Appendix D).

C.98. The principle of residential development on Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall has been agreed through its inclusion in the 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 area within the allocation is approximately 35% 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 26 new dwellings as this is 35% of the indicative capacity of 75 new dwellings.

C.99. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) this part of 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 landowner has advised that they are in discussions with the landowners of the adjoining parcels, the landowner anticipates that a planning application will be submitted in 2024-2025, and the landowner anticipates that the development will be completed in 2028-2029. There is clear evidence that housing completions will begin on this part of the site within five years.

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 this planning permission required the use to cease three years after first occupation, and the homes were first occupied in June 2020. A variation of condition application (23/01850/S73) was approved in July 2023 that allows the use to continue until March 2028. As these homes have only been permitted for a temporary period, they have not been included in this housing trajectory.

Cambridge Spiritualist Centre, Newmarket Road

C.101. It is unclear what the intentions are of the landowner (Cambridge Spiritualist Centre) in relation to the delivery of housing on this part of the site as they have not provided a response. However, the landowner has previously advised that they have no plans to redevelop this part of the site, and the adjoining landowners are not aware of any plans to develop this part of the site (see Response 16a in Appendix D). 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.102. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this part of the 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 to understand their intentions regarding the delivery of residential development on 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.103. 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.

C.104. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.105. It is unclear exactly when the development will be started and completed as the landowner (Cambridgeshire Community Services NHS Trust) has not provided a response. The landowner previously advised that feasibility studies were being undertaken, in partnership with Cambridge City Council as neighbouring landowner, to establish the requirements of the existing health users, to determine the future health needs on the site, and to establish the areas with development potential. The landowner previously anticipated that the site would

become available before 2031, but advised that a detailed timetable for the delivery of housing on this site was not known.

C.106. As the site is still being used for health care uses, and the landowner is considering potential development options, 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.107. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner previously advised that feasibility studies were being undertaken, and the landowner previously anticipated that the site would 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.108. 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. 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. At March 2023, the existing buildings (including a bungalow) had been demolished, and all 39 new townhouses and ‘family’ houses were under construction.

C.109. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.110. The agent (on behalf St John's College) has advised that no new dwellings will be completed in 2023-2024 and anticipates that all 39 dwellings will be completed in June 2024 (see Response 18 in Appendix D).

C.111. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, 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.112. 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.

C.113. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Parcel L2

C.114. The site has full planning permission (20/03802/FUL) for 75 dwellings. At March 2023, all 75 dwellings were under construction.

C.115. The developer (Cambridge Investment Partnership) has advised that no dwellings had been completed by 31 December 2023 and anticipates that all 75 dwellings will be completed between 1 January and 31 March 2024 (see Response 19 in Appendix D). This results in 75 dwellings anticipated to be

completed in 2023-2024. The developer anticipates that the development will be completed in February 2024 (see Response 19 in Appendix D).

C.116. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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. A material start has been made on site and therefore the planning permission remains extant. An application to vary the conditions of the permission by removing the basement parking to make the scheme viable has been refused (22/03407/S73), and an appeal has been lodged.

C.118. The agent (on behalf of Marchingdale Developments Limited) has advised that despite a material start being made on site, no decision will be taken on progressing the development of the site until the outcome of the appeal is known due to the viability of the development (see Response 20 in Appendix D). The agent anticipates, if the appeal be allowed, that the first dwelling(s) will be completed by 2028 (see Response 20 in Appendix D). However, the agent anticipates if the appeal is dismissed, that the client will likely put the project on hold (see Response 20 in Appendix D).

C.119. Given that until the appeal process has been concluded there is some uncertainty regarding the viability of this development and therefore whether this site will be delivered, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site either within the five year period or by 2041.

C.120. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this site is not considered deliverable or developable as although the site is allocated, has full planning permission, and a material start has been made, until the appeal process has been concluded there is some uncertainty regarding the viability of this development and therefore whether this site will be delivered.

Allocations on the Cambridge Fringe

C.121. 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.122. 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 is 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.123. Outline planning permissions 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 were approved in February 2013.

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

C.125. The build out of North West Cambridge (Eddington) so far is shown in Figure 12 (below).

Figure 12: 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	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total
1	117	Cambridge	0	117	0	0	0	0	0	117
2	264	Cambridge	0	0	264	0	0	0	0	264
3	232	Cambridge	0	232	0	0	0	0	0	232
4	88	South Cambridgeshire	0	0	0	0	0	0	0	0
8	73	Cambridge	73	0	0	0	0	0	0	73
M1 & M2	121	Cambridge	0	3	109	7	2	0	0	121
M1 & M2	128	South Cambridgeshire	0	1	36	15	33	0	0	85
M3	106	Cambridge	0	0	0	0	0	0	0	0
M4 & M5	160	Cambridge	0	0	0	0	0	0	0	0
S1 & S2	373	South Cambridgeshire	0	0	0	0	0	0	0	0
S3	186	Cambridge	0	0	0	0	0	0	142	142
Total	**-**	**-**	**73**	**353**	**409**	**22**	**35**	**0**	**142**	**1,034**

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 2023, all 121 dwellings had been completed in Cambridge, 85 dwellings had been completed in South Cambridgeshire, 29 dwellings were under construction in South Cambridgeshire, and 14 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 a total of 224 dwellings had been completed by 31 December 2023 and anticipates that a further 17 dwellings will be completed between 1 January and 31 March 2024 (see Response 21a in Appendix D). This results in 35 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that lots M1 & M2 will be completed in April 2024 (see Response 21a in Appendix D).

C.128. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 249 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 in April 2024. There is no evidence that lots M1 & M2 will not be delivered within five years.

C.129. **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.

C.130. The housebuilder (Hill) has advised that construction has started on the first dwelling(s) (see Response 21b in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in January 2025 and that lot M3 will be completed in September 2025 (see Response 21b in Appendix D).

C.131. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 106 dwellings on lot M3 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 housebuilder has advised that construction has started on the first dwelling(s), and the housebuilder anticipates that the lot will be completed in September 2025. There is no evidence that lot M3 will not be delivered within five years.

C.132. **Lots M4 & M5** (22/04989/REM) have detailed planning permission for 160 dwellings, which was approved in April 2023, and all dwellings are within Cambridge. 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 for that parcel.

C.133. The agent (on behalf of Durkan / Latimer) has advised that enabling works have started on site (see Response 21c in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q3 2024, that the first dwelling(s) will be completed in Q3 2025, and that these lots will be completed in 2028 (see Response 21c in Appendix D).

C.134. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 160 dwellings on lots M4 & M5 fall within part (a) of the definition of deliverable. These lots are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a developer (Durkan / Latimer), the agent anticipates that construction will start on the first dwelling(s) in Q3 2024, the agent anticipates that the first dwelling(s) will be completed in Q3 2025, and the agent anticipates that these lots will be completed in 2028. There is no evidence that lots M4 & M5 will not be delivered within five years.

C.135. **Lots S1 & S2** (21/04036/REM) have detailed planning permission for 373 dwellings, and all dwellings are within South Cambridgeshire. At March 2023, all 373 dwellings had not been started.

C.136. The agent (on behalf of Present Made) has advised that construction started on the first dwelling(s) in Q4 2023 (see Response 21d in Appendix D). The agent anticipates that the first dwelling(s) will be completed in Q1 2025 and that the development will be completed in Q4 2025 (see Response 21d in Appendix D).

C.137. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 373 dwellings on lots S1 & S2 fall within part (a) of the definition of deliverable. These lots are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a developer (Present Made), the agent has advised that construction started on the first dwelling(s) in Q4 2023, the agent anticipates that the first dwelling(s) will be completed in Q1 2025, and the agent anticipates that the these lots will be completed in Q4 2025. There is no evidence that lots S1 & S2 will not be delivered within five years.

C.138. **Lot S3** (18/1195/REM) has detailed planning permission for 186 dwellings, and all dwellings are within Cambridge. At March 2023, 142 dwellings had been completed and 44 dwellings were under construction.

C.139. The housebuilder (Hill) is marketing the development as Rubicon. The housebuilder has advised that the development was completed by 31 December 2023 (see Response 21e in Appendix D).

C.140. **Lot 4** (22/01168/REM) has detailed planning permission for 88 dwellings, and all dwellings are within South Cambridgeshire. At March 2023, all 88 dwellings were under construction.

C.141. The housebuilder (Hill) is marketing the development as Fusion. The housebuilder has advised that no dwellings will be completed in 2023-2024 (see Response 21f in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in December 2024 and that lot 4 will be completed in March 2025 (see Response 21f in Appendix D).

C.142. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 88 dwellings on lot 4 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, the housebuilder anticipates that the first dwelling(s) will be completed in December 2024, and the housebuilder anticipates that the lot will be completed in March 2025. There is no evidence that lot 4 will not be delivered within five years.

C.143. The **remainder** of the site had outline planning permission, but this has now lapsed. A condition on each of the outline planning permissions allowed the landowner ten years (until February 2023) 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.

C.144. The Councils' preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is for this development to accommodate additional homes, with the exact number to be identified in the draft Local Plan following a detailed review of the site wide masterplan.

C.145. The landowner (University of Cambridge) has advised that they have already started discussions with Greater Cambridge Shared Planning in relation to a Planning Performance Agreement (PPA) and new outline planning application(s) (see Response 21g in Appendix D). The landowner anticipates that this development can accommodate the remainder of the 3,000 dwellings from the originally consented scheme and at least 1,500 additional dwellings (see Response 21g in Appendix D). The landowner has advised that a housing needs assessment will be prepared in Q1/Q2 2024 (see Response 21g in Appendix D).

C.146. The landowner anticipates that the PPA will be drafted and agreed in Q2/Q3 2024 (see Response 21g in Appendix D). The landowner anticipates that feasibility and viability reviews of the site masterplan and initial pre-application discussions will take place in Q2/Q3 2024 (see Response 21g in Appendix D). The landowner anticipates that a new outline planning application, which will cover phases 2 and 3, will be submitted in Q3 2025 (see Response 21g in Appendix D). The landowner anticipates that outline planning permission will be approved in 2026 (see Response 21g in Appendix D).

C.147. The landowner anticipates that the first dwelling(s) on phases 2 and 3 will be completed in 2030, and that these phases (including the additional dwellings through densification) will be completed in 2036 (see Response 21g in Appendix D). The landowner has advised that they will use existing construction accesses for as long as possible, enabling earthworks and construction access works will be programmed to minimise the use of completed roads for construction traffic, and for each phase there will be a period of earthworks and construction works ahead of dwellings being completed (see Response 21g in Appendix D). The landowner anticipates that between 233 and 631 dwellings will be completed each year (see Response 21g in Appendix D).

C.148. The principle of residential development at Eddington has been agreed through its inclusion in the North West Cambridge Area Action Plan. The allocation is identified as having a capacity of approximately 3,000 dwellings. Therefore, for the purposes of this housing trajectory, and until new outline planning permissions are granted, the Council is only relying on this site to provide 3,000 dwellings.

C.149. The Councils' typical assumptions for build out rates of urban extensions 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). As phase 1 of the development is already under construction, there has already been a gradual build up in completions on this development. Officers have therefore assumed that phases 2 and 3 will deliver 350 dwellings a year from the first year of completions. For the remaining dwellings on this development (excluding any additional dwellings through densification), the split between Cambridge and South Cambridgeshire is almost equal, and therefore officers have attributed the anticipated completions on this basis.

C.150. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) the remainder of this site is considered developable as: the site is allocated in the North West Cambridge Area Action Plan, the landowner has advised that they have already started discussions

with Greater Cambridge Shared Planning in relation to a Planning Performance Agreement and new outline planning application(s), the landowner anticipates that initial pre-application discussions will take place in Q2/Q3 2024, the landowner anticipates that a new outline planning application will be submitted in Q3 2025, the landowner anticipates that the first dwelling(s) on the remainder will be completed in 2030, and the landowner anticipates that between 233 and 631 dwellings will be completed each year. 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.151. Darwin Green is a housing-led mixed-use development on the northern edge of Cambridge including land in both Cambridge City and South Cambridgeshire. 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).

C.152. The Councils' preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward these allocations into the new Greater Cambridge Local Plan. The Councils will continue to review through the plan making process whether or not to carry forward these allocations into the new Local Plan.

NIAB Frontage

C.153. The site has detailed planning permission for 187 dwellings (03/0282/OP and 07/1124/REM), and 153 dwellings have been completed. 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.154. 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. The Local Centre (15/1670/REM, 114 dwellings) and Parcel BDW1 (16/0208/REM, 173 dwellings) have been completed.

C.155. The build out of NIAB Main so far is shown in Figure 13 (below).

Figure 13: Build out of NIAB Main

Parcel	Dwellings permitted	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total
Local Centre	114	0	0	45	0	69	114
BDW1	173	15	100	58	0	0	173
BDW2	323	0	0	0	0	10	10
BDW3	210	0	0	0	0	0	0
BDW4	342	0	0	0	0	0	0
BDW5 & BDW6	410	0	0	0	0	7	7
Total	**1,572**	**15**	**100**	**103**	**0**	**86**	**304**

C.156. **Parcel BDW2** (21/04431/REM) has detailed planning permission for 323 dwellings and public open space. At March 2023, 10 dwellings had been completed, 60 dwellings were under construction and 253 dwellings had not been started.

C.157. It is unclear exactly when the parcel will be completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. However, at the North West and West Community Forum in February 2024, the housebuilder advised that they expected further new homes to be completed in October 2024. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), therefore officers have assumed that the remainder of parcel BDW2 will be completed between 2024-2025 and 2030-2031.

C.158. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 323 dwellings on parcel BDW2 fall within part (a) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the parcel is under construction. There is no evidence that the majority of parcel BDW2 will not be delivered within five years.

C.159. **Parcel BDW3** (21/05434/REM) has detailed planning permission for 210 dwellings and public open space, which was approved in April 2023. 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 for that phase.

C.160. It is unclear exactly when the parcel will be started and completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. However, at the North West and West Community Forum in March 2023, the housebuilder advised that they expected construction to start on parcel BDW3 in early 2026. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), therefore officers have assumed that parcel BDW3 will be completed between 2026-2027 and 2030-2031.

C.161. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 210 dwellings on parcel BDW3 fall within part (a) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the housebuilder anticipates that construction will start on

parcel BDW3 in early 2026. There is no evidence that the majority of parcel BDW3 will not be delivered within five years.

C.162. **Parcel BDW4** (21/05433/REM) has detailed planning permission for 342 dwellings and public open space. At March 2023, all 342 dwellings had not been started.

C.163. It is unclear exactly when the parcel will be started and completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. However, at the North West and West Community Forum in February 2024, the housebuilder advised that construction has started on the first dwelling(s) on this parcel and that the first dwelling(s) are anticipated to be completed in May 2025. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), therefore officers have assumed that parcel BDW4 will be completed between 2025-2026 and 2031-2032.

C.164. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) parcel BDW4 falls 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 housebuilder has advised that construction has started on the first dwelling(s), and the housebuilder anticipates that the first dwelling(s) will be completed in May 2025. There is no evidence that the majority of parcel BDW4 will not be delivered within five years.

C.165. **Parcels BDW5 & BDW6** (21/03619/REM) have detailed planning permission for 410 dwellings, allotments and public open space. At March 2023, 7 dwellings had been completed, 107 dwellings were under construction, and 296 dwellings had not been started.

C.166. The housebuilder (Barratts / David Wilson Homes) is marketing the development as Franklin Gardens. The housebuilder has advised that a total of 24 dwellings had been completed by 31 December 2023 and anticipates that a further 11 dwellings will be completed between 1 January and 31 March 2024 (see Response 22d in Appendix D). This results in 28 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that parcels BDW5 & BDW6 will be completed in June 2030 (see Response 22d in Appendix D).

C.167. The information on anticipated completions provided by the housebuilder is for July-June years rather than April-March years, and therefore the officers have converted the anticipated completions from July-June years to April-March

years by assuming the anticipated completions are evenly spread throughout the year. The housing trajectory uses the converted anticipated completions.

C.168. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 410 dwellings on parcels BDW5 & BDW6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable and developable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcels are under construction, and the housebuilder anticipates that the development will be completed in June 2030. There is no evidence that the majority of dwellings on parcels BDW5 & BDW6 will not be delivered within five years.

Land at National Institute of Agricultural Botany, Huntingdon Road

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**
21/03609/FUL	291 dwellings	Full	2 August 2021	6 April 2022	2 February 2024
Total	**291 dwellings**	**-**	**-**	**-**	**-**

C.169. The site has full planning permission for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities, which was approved in February 2024. A condition on the full planning permission requires that the development begins within three years from the date of the permission.

C.170. An alternative outline planning application (23/04643/OUT) for the demolition of all buildings and structures other than Chapter House and the erection of buildings for a laboratory/office campus and associated facilities was submitted in December 2023, and is being considered by the Council.

C.171. It is unclear exactly when the Build to Rent development will be started and completed as the agent (on behalf of Vertex Living) has not provided a response. The agent previously anticipated that the 291 Build to Rent units would be completed in 2024-2025. As an alternative proposed development for the site now appears to be being considered by the landowner, there is some uncertainty regarding the delivery of housing on this site. The Council has therefore taken a conservative approach by making no allowance for housing on this site within either the five year period or by 2041.

C.172. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site is not considered deliverable or developable as although the site has full planning permission, there is some uncertainty regarding whether residential uses on this site will be delivered.

NIAB 2 & 3 (Darwin Green 2 & 3)

C.173. 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.174. An outline planning application (22/02528/OUT) for up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works, was submitted in May 2022. An appeal has been lodged against non-determination within the statutory timescale. In October 2023, the Joint Development Control Committee (JDCC) resolved that had the appeal against non-determination not been made, the Council would have refused the planning application due to water related issues. However, the JDCC did also delegate authority to officers to negotiate, settle and complete a s106 agreement and to agree the wording of any planning conditions which would be applied in the event the appeal is allowed. The JDCC also delegated authority to officers in consultation with the Chair and Vice-Chair to settle: a scheme of measures providing for and delivering enhanced water saving and other appropriate mitigation measures, and the appropriate conditions which support and secure delivery of that scheme, alongside agreeing various other changes to planning conditions.

C.175. The agent (on behalf of Barratts/David Wilson Homes) has advised that no dwellings can be delivered until planning permission has been approved, and that if planning permission is approved the development programme will follow on from that once it is clear what conditions have been attached (see Response 24 in Appendix D). The agent had previously anticipated that the outline planning application would be considered by the JDCC in spring/summer 2023, and that the formal decision notice for approval of outline planning permission would be issued in June 2024 following completion of the s106 agreement. The agent also previously anticipated that reserved matters planning applications for both the first phase of infrastructure and the first phase of dwellings (250 dwellings) would be submitted in June 2024, that construction would start on this first phase of infrastructure and the first dwelling(s) in June 2025, and that the first phase of infrastructure and the first

dwelling(s) would be completed in June 2026. The agent previously anticipated that the development would be delivered in 4 phases, with each phase being 250 dwellings, and that the reserved matters applications for each of the three subsequent phases of dwellings would be submitted at six month intervals from December 2024, that construction would start on the first dwelling(s) a year after submission of the planning application, and that the first dwelling(s) would be completed two years after the first dwelling(s) were under construction. The agent also previously anticipated that 100-150 dwellings would be completed each year from 1-4 sales outlets.

C.176. A revised phasing plan was included as part of the appellant's proof of evidence (December 2023). In this, the agent anticipates that construction will start in 2027, that the first dwellings will be completed in 2028, and that the development will be completed in 2036. The agent anticipates that 120 dwellings will be completed each year.

C.177. Given the current uncertainty regarding timescales for delivery of this development as a result of the appeal and the water supply issues in Greater Cambridge, the Council has taken a conservative approach to delivery on this site by only making an allowance for housing on this site in the final year of the five year period. The Councils are working with various stakeholders, including Cambridge Water and the Environment Agency, to find solutions to the water supply issues in Greater Cambridge to enable housing delivery on this site (see paragraphs 57-60 in Section 4, above).

C.178. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 1,000 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,
- an outline planning application was submitted in May 2022 and an appeal has been lodged, however, although JDCC resolved that the Council would have refused the planning application (if an appeal had not been lodged) due to water related issues, they did also delegate authority to officers to agree a scheme of measures providing for and delivering enhanced water saving and other appropriate mitigation measures, and the appropriate conditions which support and secure delivery of that scheme,
- the site is in the ownership of a housebuilder (Barratts / David Wilson Homes),
- based on the appellant's proof of evidence, the agent anticipates that construction will start in 2027, that the first dwellings will be completed in 2028, and that the development will be completed in 2036,
- based on the appellant's proof of evidence, the agent anticipates that 120 dwellings will be completed each year, and

- the Councils are working with various stakeholders, including Cambridge Water and the Environment Agency, to find solutions to the water supply issues in Greater Cambridge to enable housing delivery on this site.

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

Cambridge East

C.179. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within Cambridge City and South Cambridgeshire. 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.180. 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.

C.181. The Councils' preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining into the new Greater Cambridge Local Plan, and to allocate the safeguarded land for development. In January 2023, the Councils confirmed that Cambridge East would form a central building block of any future strategy for development. The Council's proposed policy direction is that the Greater Cambridge Local Plan should include and prioritise delivery of Cambridge East, as an important part of the development strategy, to provide a major new eastern quarter for Cambridge.

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

C.182. 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.183. The build out of Marleigh so far is shown in Figure 14 (below).

Figure 14: Build out of Marleigh

Phase	Dwellings permitted	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total
1a	239	62	81	44	187
1b	308	0	3	47	50
2	421	0	0	17	17
Total	**-**	**62**	**84**	**108**	**254**

C.184. **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square'. At March 2023, 187 dwellings had been completed, 16 dwellings were under construction and 36 dwellings had not been started.

C.185. The developer (Hill Marshall LLP) has advised that a total of 195 dwellings had been completed by 31 December 2023 and anticipates that a further 4 dwellings will be completed between 1 January and 31 March 2024 (see Response 25a in Appendix D). This results in 12 dwellings anticipated to be completed in 2023-2024. The developer anticipates that phase 1a will be completed in 2027 (see Response 25a in Appendix D).

C.186. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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.187. **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. At March 2023, 50 dwellings had been completed, 38 dwellings were under construction and 220 dwellings had not been started.

C.188. The developer (Hill Marshall LLP) has advised that a total of 91 dwellings had been completed by 31 December 2023 and anticipates that a further 8 dwellings will be completed between 1 January and 31 March 2024 (see Response 25b in Appendix D). This results in 49 dwellings anticipated to be

completed in 2023-2024. The developer anticipates that Phase 1b will be completed in 2027-2028 (see Response 25b in Appendix D).

C.189. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 308 dwellings on Phase 1b fall within part (a) of the definition of deliverable. Phase 1b 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 2027-2028. There is no evidence that Phase 1b will not be delivered within five years.

C.190. **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings and open space. At March 2023, 17 dwellings had been completed, 186 dwellings were under construction, and 218 dwellings had not been started. The developer (Hill Marshall LLP) has advised that a total of 28 dwellings had been completed by 31 December 2023 and anticipates that a further 15 dwellings will be completed between 1 January and 31 March 2024 (see Response 25c in Appendix D). This results in 26 dwellings anticipated to be completed in 2023-2024. The developer anticipates that phase 2 will be completed in 2027-2028 (see Response 25c in Appendix D).

C.191. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 421 dwellings on Phase 2 fall within part (a) of the definition of deliverable. Phase 2 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 2027-2028. There is no evidence that Phase 2 will not be delivered within five years.

C.192. The **remainder** of the site (Phase 3, up to 332 dwellings) has outline planning permission, which was approved in November 2016. A reserved matters planning application (23/04930/REM) for 332 dwellings and commercial space was submitted in December 2023, and is being considered by the Council. A full planning application (23/04936/FUL) for 91 dwellings, to increase the total number of dwellings across the site from 1,300 to 1,391, was also submitted in December 2023, and is being considered by the Council.

C.193. The developer (Hill Marshall LLP) has advised that the target is to secure consent for both pending planning applications in 2024 (see Response 25d in Appendix D). The developer has advised that prior to commencement of the development on this phase, the existing North Works will need to be relocated, the buildings demolished, and the site remediated (see Response 25d in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in 2026, that the first dwelling(s) will be completed in 2026-2027,

and that the development will be completed in 2032 (see Response 25d in Appendix D).

C.194. The principle of residential development on this site has been agreed through its allocation in the Cambridge East Area Action Plan 2008 and South Cambridgeshire Local Plan 2018, and the approval of outline planning permission for up to 1,300 dwellings. Deducting the permitted dwellings on phases 1a, 1b and 2 leaves a capacity for the remainder (Phase 3) of up to 332 dwellings. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted for additional dwellings on this phase, the Council is only relying on Phase 3 to provide 332 dwellings.

C.195. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the up to 332 dwellings on Phase 3 fall within part (b) of the definition of deliverable. Phase 3 is considered deliverable and developable as:

- the phase is allocated in the Cambridge East AAP and South Cambridgeshire Local Plan 2018,
- the phase has outline planning permission,
- the phase is in the ownership of a developer (Hill Marshall LLP),
- two detailed planning applications for this phase were submitted in December 2023, and are being considered by the Council,
- the developer anticipates that construction will start on the first dwelling(s) in 2026,
- the developer anticipates that the first dwelling(s) will be completed in 2026-2027, and
- the developer anticipates that Phase 3 will be completed in 2032.

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

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
22/05018/REM & 22/05037/REM (first phase)	351 dwellings	-	Reserved matters	1 December 2022	5 April 2023	27 April 2023
23/03347/REM (second phase)	136 dwellings	-	Reserved matters	14 September 2023	20 March 2024	-
Total	**1,200 dwellings**	**-**	**-**	**-**	**-**	**-**

C.196. 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 Supplementary Planning Document was adopted by both Councils in November 2018.

C.197. 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.

C.198. The housebuilder (Bellway Homes) is marketing the development as Springstead Village. Detailed planning permissions (22/04037/REM and 22/04102/REM) for 9 show homes and a temporary marketing suite building were approved in December 2022, and the housebuilder has advised that the show homes have been completed (see Response 26 in Appendix D). However, as there are conditions on these planning permissions that restrict

the use of these dwellings to show homes until they are no longer needed for that purpose, these dwellings will not be counted as completed until these dwellings are no longer show homes.

C.199. **First phase**: reserved matters planning permissions for 351 dwellings were approved in April 2023, with 95 dwellings in Cambridge and 256 dwellings in South Cambridgeshire. The housebuilder has advised that construction has started on the first dwellings and anticipates that the first dwellings will be completed by July 2024 (see Response 26 in Appendix D). The housebuilder has advised that it is their intention to focus on building out this phase in full alongside the third phase, before moving onto other phases (see Response 26 in Appendix D).

C.200. For this first phase, the majority of the site south of the primary road, excluding the area for the show homes and marketing suite building, is within Cambridge. Officers have assumed that the initial homes within this phase will therefore predominantly be within Cambridge, as south of the access road is the initial focus of this phase of the development based on the parts of this phase that are currently being marketed by the housebuilder. There are some dwellings in this phase that cannot be completed until the marketing suite and show homes are no longer needed, and therefore it is likely that this phase of the development will not be wholly completed until the development is completed in the early 2030s.

C.201. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 351 dwellings on the first phase fall within part (a) of the definition of deliverable. The first phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the housebuilder has advised that construction has started on the first dwelling(s), the housebuilder anticipates that the first dwelling(s) will be completed by July 2024, and the housebuilder has advised that it is their intention to focus on building out this phase in full before moving onto other phases. There is no evidence that the majority of the dwellings on the first phase will not be delivered within five years.

C.202. **Second phase**: has outline planning permission. The Councils' Joint Development Control Committee in March 2024 approved a reserved matters application for 136 dwellings (with all dwellings within Cambridge). The housebuilder (Bellway Homes) has advised that they intend to delay the build out of this phase of the development (at the west of the site, off Coldhams Lane), and instead to focus on the first phase and the third phase that are at the east of the site, off Airport Way (see Response 26 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed on the

second phase in mid 2027, and that this phase of the development will be completed in 2029 (see Response 26 in Appendix D).

C.203. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 136 dwellings on the second phase fall within part (b) of the definition of deliverable. The second phase is considered deliverable as: the phase has outline planning permission, the Councils' Joint Development Control Committee in March 2024 approved a reserved matters application for this phase, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the housebuilder anticipates that the first dwelling(s) will be completed on this phase in mid 2027, and the housebuilder anticipates that this phase of the development will be completed in 2029. There is no evidence that the dwellings on the second phase will not be delivered within five years.

C.204. **Remainder of the site** (approximately 713 dwellings): has outline planning permissions, which were approved in December 2020. Conditions on the outline planning permissions allow the landowner eight years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by December 2028.

C.205. The housebuilder (Bellway Homes) anticipates that a reserved matters application for the third phase (which will largely be within Cambridge, and includes the local centre) will be submitted in early 2025 (see Response 26 in Appendix D). The housebuilder anticipates that they will deliver up to 150 dwellings a year, and has advised that they intend to open a second satellite sales outlet to help achieve this (see Response 26 in Appendix D). The housebuilder anticipates that the development will be completed in 2033.

C.206. Officers have assumed that within the five year period, anticipated completions will be from the first phase, third phase and second phase, taking account of the anticipated phasing provided by the housebuilder and the likely dwelling numbers for each of these phases, as included in the approved phasing plan (see 18/0481/COND8 and S/1231/18/COND8). Officers have then assumed that anticipated completions for the remainder of the development will achieve a combined annual rate of 150 dwellings, with approximately 65% each year within Cambridge and approximately 35% each year in South Cambridgeshire – which reflects the overall anticipated split for the development as a whole.

C.207. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the approximately 713 dwellings on the remainder of 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,
- the site has outline planning permissions,
- the site is in the ownership of a housebuilder (Bellway Homes and Latimer),
- the housebuilder anticipates that a reserved matters application for the third phase (including the local centre) will be submitted in early 2025,
- the housebuilder anticipates that they will deliver up to 150 dwellings a year, and
- the housebuilder anticipates that the development will be completed in 2033.

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

Trumpington Meadows

C.208. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both Cambridge City and South Cambridgeshire. 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 permissions for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities were granted in October 2009.

C.209. **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.210. The build out of Trumpington Meadows so far is shown in Figure 15 (below).

Figure 15: 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	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total
1-5	324	Cambridge	2	137	141	32	0	0	0	0	0	0	0	0	312
1-5	29	South Cambridgeshire	0	0	0	29	0	0	0	0	0	0	0	0	29
6	39	Cambridge	0	0	0	6	33	0	0	0	0	0	0	0	39
7	86	Cambridge	0	0	0	0	65	21	0	0	0	0	0	0	86
8	11	Cambridge	0	0	0	0	5	6	0	0	0	0	0	0	11
8	25	South Cambridgeshire	0	0	0	0	2	23	0	0	0	0	0	0	25
9	122	South Cambridgeshire	0	0	0	0	0	39	83	0	0	0	0	0	122
10 & 11	65	Cambridge	0	0	0	0	0	0	0	0	0	0	0	39	39
10 & 11	327	South Cambridgeshire	0	0	0	0	0	0	0	64	57	105	48	53	327
Local Centre	40	South Cambridgeshire	0	0	0	0	0	0	40	0	0	0	0	0	40
Riverside	42	Cambridge	0	0	0	0	0	0	0	42	0	0	0	0	42
Riverside	80	South Cambridgeshire	0	0	0	0	0	0	0	42	15	23	0	0	80
Total	**1,190**	**-**	**2**	**137**	**141**	**67**	**105**	**89**	**123**	**148**	**72**	**128**	**48**	**92**	**1,152**

C.211. **Lots 1-5** (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have detailed planning permission. At March 2023, 312 dwellings had been completed in Cambridge, 29 dwellings had been completed in South Cambridgeshire, and 12 dwellings were under construction in Cambridge.

C.212. The housebuilder (Barratts / David Wilson Homes) has advised that a total of 312 dwellings had been completed in Cambridge and a total of 29 dwellings had been completed in South Cambridgeshire by 31 December 2023 (see Response 27a in Appendix D). The housebuilder anticipates that no further dwellings will be completed between 1 January and 31 March 2024 (see Response 27a in Appendix D). This results in no dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the final 12 dwellings will be completed in 2024-2025 (see Response 27a in Appendix D).

C.213. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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), the lots are under construction, and the housebuilder anticipates that the lots will be completed in 2024-2025. There is no evidence that lots 1-5 will not be delivered within five years.

C.214. **Lots 10 & 11** (392 dwellings, 65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) have detailed planning permission. At March 2023, 39 dwellings had been completed in Cambridge, 327 dwellings had been completed in South Cambridgeshire, and 26 dwellings were under construction in Cambridge.

C.215. The housebuilder (Barratts / David Wilson Homes) has advised that Lots 10 & 11 were completed by 31 December 2023 (see Response 27b in Appendix D).

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
23/04191/REM	200 dwellings	-	Reserved matters	2 November 2023	-	-
Total	**200 dwellings**	-	-	-	-	-

C.216. The 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 reserved matters application for 200 dwellings is being considered by the Council.

C.217. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.218. It is unclear exactly when the site will be started and completed as the housebuilder (CALA Homes) has not provided a response. Officers anticipate that the reserved matters application will be considered by the Council's planning committee in spring 2024. The Councils' typical assumptions for strategic sites are that it will take 2 years from the approval of a reserved matters application to the first dwelling(s) being completed (see Appendix A). The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A). Officers have therefore assumed that this development will be completed in between 2026-2027 and 2029-2030.

C.219. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) 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,
- a reserved matters planning application is being considered by the Council,
- the site is in the ownership of a housebuilder (CALA Homes),
- officers anticipate that the reserved matters application will be considered by the Council's planning committee in spring 2024, and
- the Council's typical assumptions are that it will take 2 years from the approval of a reserved matters application to the first dwelling(s) being completed.

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
22/02646/REM (first phase)	80 dwellings	-	Reserved Matters	1 June 2022	5 July 2023	30 August 2023
Total	**230 Dwellings**	**-**	**-**	**-**	**-**	**-**

C.220. The 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 permission 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.

C.221. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review

through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.222. A reserved matters application (21/04186/REM) for infrastructure was approved in October 2022. A press release on the This Land website dated 16 October 2023 confirms that the infrastructure works have begun.

C.223. **First phase**: has detailed planning permission for 80 dwellings, which was approved in August 2023. 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.

C.224. The developer (This Land) is marketing the development as Eddeva Park. It is unclear exactly when the first phase will be started and completed as neither the developer nor their agent have provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. There is evidence that infrastructure works have commenced and the agent (on behalf of This Land) previously anticipated that the first dwellings would be completed in summer 2024, and that this first phase would be completed in spring 2026.

C.225. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 80 dwellings on the first phase fall within part (a) of the definition of deliverable. The first phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a developer (This Land), the agent previously advised that the first dwellings on this phase would be completed in summer 2024, and the agent previously advised that the first phase would be completed in spring 2026. There is no evidence that the first phase will not be delivered within five years.

C.226. **Second phase**: has outline planning permission for up to 150 dwellings and an accompanying non-material amendment permission. A condition on the non-material amendment 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.

C.227. The agent (on behalf of Cambridge Investment Partnership) has advised that extensive pre-application discussions have been undertaken (see Response 29b in Appendix D). The agent anticipates that a reserved matters planning application for 150 dwellings will be submitted in March 2024 and that it will be approved by July 2024 (see Response 29b in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q4 2024, that

the first dwelling(s) will be completed in Q4 2025, and that this second phase will be completed in 2028 (see Response 29b in Appendix D).

C.228. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 150 dwellings on the second phase fall within part (b) of the definition of deliverable. This second phase is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the phase has outline planning permission, the phase is in the ownership of a developer (Cambridge Investment Partnership), the agent anticipates that a reserved matters planning application for this phase will be submitted in March 2024, the agent anticipates that construction will start on the first dwelling(s) on this phase in Q4 2024, and the agent anticipates that this phase will be completed in 2028. There is clear evidence that housing completions will begin on site within five years.

Allocations at New Settlements

C.229. The following sites are included in Table SC4 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Northstowe

C.230. 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.

C.231. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Phase 1

C.232. 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 approved 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.233. 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), **Parcel H8** (73 dwellings, Barratts / David Wilson Homes, S/1355/19/RM), **Parcel H9** (130 dwellings, Barratts / David Wilson Homes, S/2907/19/RM), **Parcel H10** (76 dwellings, Taylor Wimpey, S/0045/19/RM) and **Parcel H11** (152 dwellings, Taylor Wimpey, S/1620/17/RM) have been completed.

C.234. The build out of Northstowe – Phase 1 so far is shown in Figure 16 (below).

Figure 16: 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	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total completions
H1	92	Bloor Homes	13	44	35	0	0	0	0	92
H2	135	Barratts / David Wilson Homes	0	11	59	49	16	0	0	135
H3	40	Taylor Wimpey	0	24	9	0	0	0	0	33
H4	84	Bovis Homes	0	29	49	6	0	0	0	84
H5 & H6	240	Bovis Homes	0	0	0	52	43	18	54	167
H7	115	Barratts / David Wilson Homes	0	0	5	32	75	0	0	112
H8	73	Barratts / David Wilson Homes	0	0	0	0	34	22	17	73
H9	130	Barratts / David Wilson Homes	0	0	0	0	0	68	62	130
H10	76	Taylor Wimpey	0	0	0	0	26	41	9	76
H11	152	Taylor Wimpey	0	4	62	56	30	0	0	152
H12	271	Linden Homes	0	28	59	48	32	29	40	236
H13	92	Taylor Wimpey	0	0	0	0	0	0	55	55
Total	**1,500**	**-**	**13**	**140**	**278**	**243**	**256**	**178**	**237**	**1,345**

C.235. **Parcel H3** (Taylor Wimpey, S/2776/16/RM) has detailed planning permission for 40 dwellings. At March 2023, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre was located. The housebuilder has advised that no dwellings will be completed in 2023-2024 and anticipates that the final 7 dwellings will be completed in June 2024 (see Response 30a in Appendix D).

C.236. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 June 2024. There is no evidence that parcel H3 will not be delivered within five years.

C.237. **Parcels H5 & H6** (Bovis Homes, part of Vistry Group, S/3405/18/RM) have detailed planning permission for 240 dwellings. At March 2023, 167 dwellings had been completed, 14 dwellings were under construction and 59 dwellings had not been started.

C.238. The housebuilder is marketing parcels H5 & H6. The housebuilder anticipates that a total of 167 dwellings will have been completed by 31 March 2024 (see Response 30b in Appendix D). This results in no dwellings anticipated to be completed in 2023-2024. The housebuilder has advised that Parcel H6 has been completed and anticipates that Parcel H5 will be completed in Q4 2025 (see Response 30b in Appendix D).

C.239. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 these parcels will be completed in Q4 2025. There is no evidence that parcels H5 & H6 will not be delivered within five years.

C.240. **Parcel H7** (Barratts / David Wilson Homes, S/1475/18/RM) has detailed planning permission for 115 dwellings. At March 2023, 112 dwellings had been completed and 3 dwellings were under construction.

C.241. At 31 December 2023, Council Tax information records that all 115 dwellings had been completed.

C.242. **Parcel H12** (Linden Homes, part of Vistry Group, S/3016/16/RM) has detailed planning permission for 271 dwellings and play areas. At March 2023, 236 dwellings had been completed, 15 dwellings were under construction, and 20 dwellings had not been started.

C.243. The housebuilder is marketing parcel H12 as The Boulevards. The housebuilder has advised that a total of 243 dwellings had been completed by 31 December 2023 and anticipates that a further 4 dwellings will be completed between 1 January and 31 March 2024 (see Response 30d in Appendix D). This results in 11 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that parcel H12 will be completed in December 2024 (see Response 30d in Appendix D).

C.244. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 (Vistry), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in December 2024. There is no evidence that parcel H12 will not be delivered within five years.

C.245. **Parcel H13** (Taylor Wimpey, S/0065/20/RM) has detailed planning permission for 92 dwellings. At March 2023, 55 dwellings had been completed and 37 dwellings were under construction.

C.246. The housebuilder is marketing parcel H13 as Varsity Grange. The housebuilder has advised that 65 dwellings had been completed by December 2023 and anticipates a further 6 dwellings will be completed between 1 January and 31 March 2024 (see Response 30e in Appendix D). This results in 16 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that parcel H13 will be completed in December 2024 (see Response 30e in Appendix D).

C.247. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 parcel is under construction, and the housebuilder anticipates that the parcel will be completed in December 2024. There is no evidence that parcel H13 will not be delivered within five years.

Phase 2

C.248. Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017.

C.249. The build out of Northstowe – Phase 2 so far is shown in Figure 17 (below).

Figure 17: Build out of Northstowe – Phase 2

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total completions
2a	406	Urban Splash / to be confirmed	2	41	0	43
2b	300	Keepmoat Homes	0	0	0	0
Total	**706**	**-**	**2**	**41**	**0**	**43**

C.250. **Phase 2a** (S/3499/19/RM) has detailed planning permission for 406 dwellings, non-residential floorspace and open space. At March 2023, 43 dwellings had been completed and 363 dwellings had not been started.

C.251. Urban Splash are no longer delivering phase 2a. The master developer (Homes England) has advised that the remainder of phase 2a will be split into two sub-phases – 2A1 and 2A2 (see Response 31a in Appendix D). The master developer has advised that a development partner is currently being sought for parcel 2A1 and is soon to be sought for parcel 2A2 (see Response 31a in Appendix D). The master developer has advised that the indicative capacities for sub-phases 2A1 (190 dwellings) and 2A2 (110 dwellings) are likely to result in slightly less dwellings on phase 2a than permitted through the extant planning permission, but anticipates that any shortfall will be re-distributed to other parcels within the remainder of phase 2 (see Response 31a in Appendix D).

C.252. The master developer anticipates that a reserved matters planning application for parcel 2A1 will be submitted in March 2025 (see Response 31c in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) in June 2026, that the first dwelling(s) will be completed in late 2026/early 2027, and that phase 2a will be completed in 2030-2031 (see Response 31a in Appendix D).

C.253. The principle of 406 dwellings on phase 2a has been agreed through the extant reserved matters planning permission. Therefore, for the purposes of this housing trajectory, and until an alternative planning permission is approved, the Council is relying on phase 2a to provide 406 dwellings.

C.254. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) phase 2a falls within part (a) of the definition of deliverable. This phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a master developer (Homes England), the master developer has advised that they are currently out to tender or will shortly be out to tender to find development partners for the remainder of phase 2a, the master developer anticipates that construction will start on the first dwelling(s) on the remainder of phase 2a in June 2026, the master developer anticipates that the first dwelling(s) on the remainder of phase 2a will be completed in late 2026/early 2027, and the master developer anticipates that phase 2a will be completed in 2030-2031. There is no evidence that the majority of the dwellings on phase 2a will not be delivered within five years.

C.255. **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. At March 2023, all 300 dwellings had not been started. The housebuilder is marketing phase 2b as Stirling Fields.

C.256. The master developer (Homes England) has advised that construction has started on site (see Response 31b in Appendix D). The master developer has also advised that a total of 11 dwellings had been completed at February 2024 (see Response 31b in Appendix D). This results in 11 dwellings anticipated to be completed in 2023-2024. The master developer anticipates that Phase 2b will be completed in July 2029 (see Response 31b in Appendix D).

C.257. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 300 dwellings on phase 2b fall within part (a) of the definition of deliverable. This phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Keepmoat Homes), the master developer has advised that construction has started on parcel 2b, and the master developer anticipates that Phase 2b will be completed in July 2029. There is no evidence that the majority of Phase 2b will not be delivered within five years.

C.258. 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**. The developer has advised that development partners have not yet been identified for the remaining parcels in Phase 2 (see Response 31c in Appendix D). However, the developer has advised that a development partner is currently being sought for parcel C2 (130 dwellings) and is soon to be sought for parcel 2C (415 dwellings) (see Response 31c in Appendix D).

C.259. The developer anticipates that a reserved matters planning application for **parcel C2** will be submitted in March 2025 (see Response 31c in Appendix D). The developer anticipates that construction will start on the first dwelling(s) on parcel C2 in March 2026, that the first dwellings will be completed on parcel C2 by the end of 2026, and that parcel C2 will be completed in 2028 (see Response 31c in Appendix D).

C.260. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) parcel C2 falls within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a developer (Homes England), the developer anticipates that a reserved matters planning application for parcel C2 will be submitted in March 2025, the developer anticipates that construction will start on the first dwelling(s) on parcel C2 in March 2026, the developer anticipates that the first dwelling(s) will be

completed by the end of 2026, and the developer anticipates that parcel C2 will be completed in 2028. There is clear evidence that housing completions will begin on parcel C2 within five years.

C.261. The developer anticipates that a reserved matters planning application for **parcel 2C** will be submitted in June 2026 (see Response 31c in Appendix D). The developer anticipates that construction will start on the first dwelling(s) on parcel 2C in April 2027, that the first dwellings will be completed on parcel 2C by the end of 2027, and that parcel 2C will be completed in 2031 (see Response 31c in Appendix D).

C.262. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) parcel 2C falls within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a developer (Homes England), the developer anticipates that a reserved matters planning application for parcel 2C will be submitted in June 2026, the developer anticipates that construction will start on the first dwelling(s) on parcel 2C in April 2027, the developer anticipates that the first dwelling(s) on parcel 2C will be completed by the end of 2027, and the developer anticipates that parcel 2C will be completed in 2031. There is clear evidence that housing completions will begin on parcel 2C within five years.

C.263. 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.264. The developer has advised that reserved matters planning applications have been submitted for two significant earthworks packages to enable housing parcels and community infrastructure to be delivered (see Response 31c in Appendix D). The developer anticipates that construction will start on these earthworks in 2024 and that they will be completed in September 2026 (see Response 31c in Appendix D). The developer anticipates that 250-300 dwellings a year will be completed across Phase 2 (see Response 31c in Appendix D).

C.265. As the developer has only provided detailed information on the anticipated completions from parcels C2 and 2C within the next five years, the Council has 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 parcels C2 and 2C) within the five year period.

C.266. 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 2, 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. The Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by the developer (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.267. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) 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 anticipates that 250-300 dwellings a year will be completed across Phase 2. 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.268. 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.269. **Phase 3a**: the site has outline planning permission 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, which was approved in March 2022. A condition on the outline planning permission allows the landowners / developers three years for the submission of the first reserved matters planning application and twenty years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by March 2042.

C.270. The developer (Homes England) has previously 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. The central primary access road (Stirling Road) and southern access road west are both now in use whilst the dedicated bus only route is almost complete. The developer anticipates that a reserved matters application(s) for further infrastructure for phase 3a will be submitted in 2025 (see Response 32a in Appendix D). The developer anticipates that construction will start on this infrastructure in 2026 and be completed in 2028 (see Response 32a in Appendix D).

C.271. The developer has advised that a programme of Key Phase 1 Design Code meetings have commenced and anticipates that Key Phase 1 will include circa 1,660 dwellings (see Response 32a in Appendix D). The developer anticipates that the first parcel will be released to the market in early 2027 and that a development partner will be appointed in late 2027 (see Response 32a in Appendix D). The developer anticipates that a reserved matters planning application will be submitted in 2027-2028 (see Response 32a in Appendix D). The developer anticipates that construction will start on the first dwelling(s) on the first parcel within phase 3a in 2028, that the first dwelling(s) will be completed in 2029, and that the first parcel within phase 3a will be completed in 2032 (see Response 32a in Appendix D).

C.272. 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 2, 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. The Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by the developer (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.273. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) phase 3a falls within part

(b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Northstowe Area Action Plan 2007,
- the site has outline planning permission,
- the site is in the ownership of a developer (Homes England),
- the developer has advised that a programme of Key Stage 1 Design Code meetings have commenced and anticipates that Key Stage 1 will include circa 1,660 dwellings,
- the developer anticipates that the first parcel in phase 3a will be released to the market in early 2027 and that a development partner will be appointed in late 2027,
- the developer anticipates that a reserved matters application(s) for further infrastructure for phase 3a will be submitted in 2025 and that this infrastructure will be completed in 2028,
- the developer anticipates that a reserved matters planning application for the first parcel within phase 3a will be submitted in 2027-2028, and that the first dwelling(s) will be completed in 2029.

There is clear evidence that housing completions will begin on phase 3a within five years.

C.274. **Phase 3b**: the site has outline planning permission for up to 1,000 homes, a primary school, secondary mixed use zone, open space and landscaped areas, and engineering and infrastructure works, which was approved in March 2022. A condition on the outline planning permission allows the landowners / developers nine years for the submission of the first reserved matters planning application and twenty years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by March 2042.

C.275. The developer (Homes England) anticipates that it will be more than five years before they seek any development partners for phase 3b, or consider reserved matters planning applications for infrastructure and residential parcels on phase 3b (see Response 32b in Appendix D). Therefore, for the purposes of this housing trajectory, no allowance has been made for the delivery of dwellings on phase 3b within the five year period.

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). Northstowe is already delivering new homes on phase 1 and phase 2, 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. The Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by the developer (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.277. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) phase 3b is considered developable as: the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018, the site has outline planning permission, and the site is in the ownership of a developer (Homes England). 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

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
20/03598/OUT	106 dwellings	Outline	25 August 2020	10 November 2021	11 July 2022
Total	**106 dwellings**	**-**	**-**	**-**	**-**

C.278. The site has outline planning permission for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses. A condition on the 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 July 2025.

C.279. The developer (Endurance Estates) has advised that the site is for sale and anticipates that they will have chosen a preferred bidder by end of March 2024 (see Response 33 in Appendix D). The developer anticipates that a reserved matters planning application will be submitted by autumn 2024, if contracts are agreed in spring 2024 (see Response 33 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in spring 2026, that

the first dwelling(s) will be completed at the end of 2026, and that the development will be completed in summer 2029 (see Response 33 in Appendix D). The developer anticipates a build out rate of 50 dwellings per year (see Response 33 in Appendix D).

C.280. 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 2, 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. The Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by the developer (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.281. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 106 dwellings (net) on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as:

- the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the developer has advised that the site is for sale and anticipates that they will have chosen a preferred bidder by end of March 2024,
- the developer anticipates that a reserved matters planning application will be submitted by autumn 2024,
- the developer anticipates that construction will start on the first dwelling(s) in spring 2026,
- the developer anticipates that the first dwelling(s) will be completed at the end of 2026, and
- the developer anticipates that the development will be completed in summer 2029.

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

Digital Park

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/3854/19/OL	80 dwellings	Outline	8 November 2019 (validated 15 February 2021)	29 June 2022	11 July 2023
Total	**80 dwellings**	**-**	**-**	**-**	**-**

C.282. The site has outline planning permission for up to 80 dwellings following the demolition of existing buildings. A condition on the outline planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application will need to be submitted by July 2026.

C.283. The agent (on behalf of Middlereach Ltd) has advised that a reserved matters planning application is being prepared and anticipates that the planning application will be submitted in October 2024 (see Response 34 in Appendix D). The agent has also advised that the landowner is intending to work with a small local contractor to deliver the development (see Response 34 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in spring/summer 2025, that the first dwelling(s) will be completed in spring/summer 2026, and that the development will be completed in 2030 (see Response 34 in Appendix D).

C.284. 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 2, 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. The Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by the developer (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.285. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 80 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 Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the agent anticipates that a reserved matters planning application will be submitted in October 2024,
- the agent anticipates that construction will start on the first dwelling(s) in spring/summer 2025,
- the agent anticipates that the first dwelling(s) will be completed in spring/summer 2026, and
- the agent anticipates that the development will be completed in 2030.

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

Waterbeach New Town

C.286. 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.

C.287. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Waterbeach New Town - West

C.288. Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces was approved in September 2019. 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.289. **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.290. 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, and this infrastructure has now been completed.

C.291. **Northern Woods** (parcel 1, Stonebond, 21/02400/REM) has detailed planning permission for 89 dwellings. At March 2023, 5 dwellings had been completed and the remaining 84 dwellings were under construction.

C.292. The housebuilder is marketing Northern Woods. The housebuilder anticipates that a total of 20 dwellings will be completed by 31 March 2024 (see Response 35b in Appendix D). This results in 15 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that this parcel will be completed in winter 2025 (see Response 35b in Appendix D).

C.293. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in winter 2025. There is no evidence that this parcel will not be delivered within five years.

C.294. **Eastern Woods** (parcel 2.1, CALA Homes, 21/03866/REM) has detailed planning permission for 111 dwellings. At March 2023, 45 dwellings were under construction and 66 dwellings had not been started.

C.295. The housebuilder is marketing Eastern Woods. It is unclear exactly when the parcel will be completed as the housebuilder has not provided a response, however the housebuilder previously anticipated that the parcel would be completed in May 2026. Using information provided by the master developer (Urban & Civic) on anticipated completions across Waterbeach New Town West (see Response 35a in Appendix D), together with information on anticipated completions at Northern Woods (see Response 35b), officers have

assumed that a total of 10 dwellings will be completed at Eastern Woods by 31 March 2024, and that this parcel will be completed by 2026-2027.

C.296. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 parcel is under construction, and the housebuilder previously anticipated that the parcel would be completed in May 2026. There is no evidence that this parcel will not be delivered within five years.

C.297. The agent (on behalf of Urban & Civic) has advised that discussions are being undertaken with development partners for parcels P2.2, P3.1, P3.2, P4 and P4.3 (for approximately 400 dwellings) within **KP1N** (see Response 35a in Appendix D). The agent has also advised that pre-application discussions are progressing positively for parcels P2.2, P3.1 and P3.2 (see Response 35a in Appendix D). The agent anticipates that reserved matters application(s) for these parcels will be submitted in 2024-2025, with the first anticipated in Q2 2024-2025 (see Response 35a in Appendix D). The agent anticipates that the first dwelling(s) on these parcels could be delivered in 2025-2026 (see Response 35a in Appendix D).

C.298. The agent has advised that Urban & Civic are also working to bring forward approximately 80 Build to Rent units on parcels P5.1, P5.2 and P5.3 in KP1N in the near term and anticipates that pre-application discussions will start in spring 2024 (see Response 35a in Appendix D).

C.299. Detailed planning permission (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 approved in July 2022. The agent anticipates that construction of this infrastructure will start on site in 2024 and that this infrastructure will be completed in Q2 2025-2026 (see Response 35a in Appendix D).

C.300. The agent has advised that discussions in relation to the marketing of parcels P8.1, P8.2, P8.3, P9.1, P9.2, P10.1 and P10.2 (for approximately 528 dwellings) within **KP1E** are at an early stage (see Response 35a in Appendix D). The agent anticipates that parcels P8.1 to P9.2 will be marketed in a first phase and that the first dwelling(s) will be completed on these parcels in 2027-2028 (see Response 35a in Appendix D). The agent anticipates that parcels P10.1 and 10.2 will be marketed in a second phase and that the first dwelling(s) will be completed on these parcels in 2028-2029 (see Response 35a in Appendix D).

C.301. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the remainder of the dwellings within KP1N and KP1E fall within part (b) of the definition of deliverable. KP1N and KP1E are considered deliverable and developable as:

- the phase has outline planning permission,
- the phase is controlled by a developer (Urban & Civic),
- the necessary infrastructure for KP1N has been completed and the necessary infrastructure for KP1E has detailed planning permission,
- the agent anticipates that the construction of the KP1E infrastructure will start on site in 2024 and that this infrastructure will be completed in Q2 2025-2026,
- the agent has advised that discussions are being undertaken with development partners for parcels P2.2, P3.1, P3.2, P4 and P4.3 (for approximately 400 dwellings) within KP1N, and that pre-application discussions are progressing positively for parcels P2.2, P3.1 and P3.2,
- the agent anticipates that reserved matters application(s) for parcels P2.2, P3.1, P3.2, P4 and P4.3 will be submitted in 2024-2025,
- the agent anticipates that the first dwelling(s) on parcels P2.2, P3.1, P3.2, P4 and P4.3 could be delivered in 2025-2026,
- the agent has advised that Urban & Civic are also working to bring forward approximately 80 Build to Rent units on parcels P5.1, P5.2 and P5.3 in KP1N in the near term and anticipates that pre-application discussions will start in spring 2024,
- the agent has advised that discussions in relation to the marketing of parcels P8.1, P8.2, P8.3, P9.1, P9.2, P10.1 and P10.2 (for approximately 528 dwellings) within KP1E are at an early stage,
- the agent anticipates that parcels P8.1 to P9.2 will be marketed in a first phase and that the first dwelling(s) will be completed on these parcels in 2027-2028, and
- the agent anticipates that parcels P10.1 and 10.2 will be marketed in a second phase and that the first dwelling(s) will be completed on these parcels in 2028-2029.

There is clear evidence that housing completions will begin on KP1E within five years.

C.302. The **remainder** of Waterbeach New Town West 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.303. The agent (on behalf of Urban & Civic) has advised that Urban & Civic have started discussions with the Council in relation to Key Phase 2 (KP2) (see Response 35a in Appendix D). The agent anticipates that the Design Code for KP2 will be approved in Q3 2024-2025 (see Response 35a in Appendix D). The agent anticipates that it will take 18-24 months for the reserved matters application(s) for initial infrastructure and other elements of KP2 to be approved (see Response 35a in Appendix D).

C.304. The agent anticipates that delivery of an average of 250 dwellings a year will be achieved at Waterbeach New Town West, on the basis that there will generally be 5 active sales outlets each delivering 50 dwellings a year (see Response 35a in Appendix D). The agent also anticipates that higher delivery rates could be possible for some higher-density parcels as the development progresses (see Response 35a in Appendix D).

C.305. 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). Waterbeach New Town West is already delivering new homes, 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 across Waterbeach New Town will exceed 300 dwellings a year. 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. The Council has therefore reduced anticipated delivery on both West and East from that anticipated by the developers. 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.306. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) the remainder of Waterbeach New Town West (which consists of those parcels that only have outline planning permission and which are not within Key Phase 1) is considered 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 has advised that Urban & Civic have started discussions with the Council in relation to Key Phase 2 (KP2),
- the agent anticipates that the Design Code for KP2 will be approved in Q3 2024-2025,

- the agent anticipates that it will take 18-24 months for the reserved matters application(s) for initial infrastructure and other elements of KP2 to be approved, and
- the agent anticipates that delivery of an average of 250 dwellings a year will be achieved, on the basis that there will generally be 5 active sales outlets each delivering 50 dwellings a year.

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 - East

C.307. 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. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020, and a material start has been made on this permission so that it will not lapse.

C.308. The agent (on behalf of RLW Estates) has advised that the s106 agreement is almost finalised with only the County Council items to be agreed (see Response 36 in Appendix D). The agent has also advised that discussions are underway with the Council and the Department for Levelling Up Housing and Communities (DLUHC) with regard to overcoming the current water supply related issues (see Response 36 in Appendix D). The agent has advised that enabling works are ongoing to deliver of the relocated Railway Station and the reinforcement of strategic infrastructure, including wastewater treatment facilities (see Response 36 in Appendix D).

C.309. The Greater Cambridge Partnership (GCP) is now taking forward the delivery of the relocated railway station. In the Quarterly Progress Report to the GCP Assembly in February 2024, it anticipates that the new railway station will be completed in 2026. The agent has advised that there is a protocol to secure the required connection to the A10 which commits the parties to a programme of up to 3 years for the delivery of this initial infrastructure (see Response 36 in Appendix D). The agent anticipates that a reserved matters planning application(s) for initial infrastructure will be submitted 6 months after approval of the outline planning permission (see Response 36 in Appendix D).

C.310. The agent has advised that they are waiting for approval of the outline planning permission before they finalise the full scope for the design consultant team, and therefore no work has started on the site wide Design Code or a Design Code for the first phase of the development (see Response 36 in Appendix D). The agent anticipates that the first phase of circa 150 dwellings will be completed between 2027/2028 and 2029 (see Response 36 in Appendix D). The agent has advised that it is the intention to have a minimum of two housebuilders delivering homes throughout the first phase of the development, with build out rates of 150-250 dwellings per year (see Response 36 in Appendix D).

C.311. Given the current uncertainty regarding timescales for delivery of this development as a result of the water supply issues in Greater Cambridge and as 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 delivery on this site by only making an allowance for housing on this site in the final year of the five year period. The Councils are working with various stakeholders, including Cambridge Water and the Environment Agency, to find solutions to the water supply issues in Greater Cambridge to enable housing delivery on this site (see paragraphs 57-60 in Section 4, above).

C.312. 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). Waterbeach New Town West is already delivering new homes, 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 across Waterbeach New Town will exceed 300 dwellings a year. 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. The Council has therefore reduced anticipated delivery on both West and East from that anticipated by the developers. 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.313. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the up to 4,500 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 agent has advised that enabling works are ongoing to deliver the relocated Railway Station and the reinforcement of strategic infrastructure,
- the agent anticipates that a reserved matters planning application(s) for initial infrastructure will be submitted 6 months after approval of the outline planning permission,
- the agent anticipates that the first phase of circa 150 dwellings will be completed from 2027/2028 to 2029,
- and the Councils are working with various stakeholders, including Cambridge Water and the Environment Agency, to find solutions to the water supply issues in Greater Cambridge to enable housing delivery on this site.

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

Bourn Airfield New Village

C.314. 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.315. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.316. 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.317. 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.318. The Cambourne to Cambridge busway scheme has undergone extensive development and consultation. In the Quarterly Progress Report to the GCP Assembly in February 2024, it anticipates that the Cambourne to Cambridge busway project will be completed by the end of 2027 and states that "Consultants continue to work on the Transport and Works Act Order (TWAO) for the project with a view to submission of the TWAO application during 2024. The project is currently scheduled to be delivered by the end of 2027. The year-end forecast is showing as an estimated £1.8m underspend – the reason for this is associated with the Environment Agency objection to water supply."

C.319. As part of the consideration of the outline planning application by the Council's planning committee in February 2021, the committee heard from the GCP Transport Director who at that time 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.320. The developer (Vistry) has advised that they are unable to set out a delivery programme as the planning application process has been stalled due to the Environment Agency objection on water resources (see Response 37 in Appendix D).

C.321. The developer previously advised that, subject to a successful land acquisition process, the first reserved matters application for initial infrastructure works would be submitted within 6 months of the outline planning permission being

granted. The developer previously advised that this initial infrastructure would focus on the access points, and be influenced in part by the delivery of the Cambourne to Cambridge busway. The developer previously anticipated that construction of the initial infrastructure would start on site within 12 months of approval of its planning permission. The developer previously advised that the delivery of infrastructure would be spread throughout the life of the build out of the site, and that the timing of its delivery would be determined through the discharge of the phasing condition.

C.322. The developer previously anticipated that, subject to a successful land acquisition process, a reserved matters application for the first phase of dwellings would be submitted within 6-12 months of the outline planning permission being granted. The developer previously anticipated that construction would start on the first dwelling(s) within 12 months of approval of its planning application. The developer previously anticipated that construction would start on the first dwelling(s) in autumn 2024 and that the first dwelling(s) would be completed in summer 2025. The developer also previously advised that the number of dwellings in each phase and the build out of each phase would be determined by the phasing plan, which will be a requirement of one of the conditions on the outline planning permission.

C.323. The developer previously anticipated that up to 190 dwellings a year would be completed, but that this could change as they were considering the delivery strategy for the site and the number of sales outlets the site could support.

C.324. Given the current uncertainty regarding timescales for delivery of this development as a result of the water supply issues in Greater Cambridge and as 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 delivery on this site by only making an allowance for housing on this site in the final year of the five year period. The Councils are working with various stakeholders, including Cambridge Water and the Environment Agency, to find solutions to the water supply issues in Greater Cambridge to enable housing delivery on this site (see paragraphs 57-60 in Section 4, above).

C.325. 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. As this site (Cambourne West) is further advanced in terms of delivery of new homes, the Council has therefore reduced anticipated delivery on Bourn Airfield New Village from that previously anticipated by the developer. 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.326. The Council's anticipated completions for this site result in the first 35 dwellings being anticipated in 2028-2029, and therefore no more than 500 dwellings are anticipated to be delivered before the Cambourne to Cambridge busway is completed in by the end of 2027.

C.327. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), 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 (Vistry),
- the developer previously anticipated that, subject to a successful land acquisition process, the first reserved matters application for initial infrastructure works would be submitted within 6 months of the outline planning permission being granted,
- the developer previously anticipated that construction of the initial infrastructure would start on site within 12 months of approval of its planning permission,
- the developer previously anticipated that, subject to a successful land acquisition process, a reserved matters application for the first phase of dwellings would be submitted within 6-12 months of the outline planning permission being granted,
- the developer previously anticipated that construction will start on the first dwelling(s) within 12 months of approval of its planning application, and
- the Councils are working with various stakeholders, including Cambridge Water and the Environment Agency, to find solutions to the water supply issues in Greater Cambridge to enable housing delivery on this site.

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

Cambourne West

C.328. 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.

C.329. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Land north west of Lower Cambourne (West Cambourne)

C.330. 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 was approved in December 2017. The outline planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018.

C.331. The build out of Cambourne West so far is shown in Figure 18 (below).

Figure 18: Build out of Cambourne West

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Total completions
1.1a & 1.1b	200	Vistry	34	53	87
1.2	190	Taylor Wimpey	59	85	144
1.3a & 1.3d	150	Vistry	0	13	13
1.3b, 1.3c, 1.3e, 1.4a & 1.4b	286	Taylor Wimpey	0	112	112
1.5	41	Taylor Wimpey	0	0	0
2.1	118	Vistry	0	0	0
Total	**985**	**-**	**93**	**263**	**356**

C.332. **Parcels 1.1a & 1.1b** (Vistry Group, S/4537/19/RM) have detailed planning permission for 200 dwellings. At March 2023, 87 dwellings had been completed, 25 dwellings were under construction and 88 dwellings had not been started. The housebuilder is marketing the parcel as Lunar Park.

C.333. The housebuilder has advised that a total of 129 dwellings had been completed by 31 December 2023 and anticipates that a further 6 dwellings will be completed between 1 January and 31 March 2024 (see Response 38a in Appendix D). This results in 48 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the parcels will be completed in Q4 2024 (see Response 38a in Appendix D).

C.334. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 (Vistry), the parcels are under construction, and the housebuilder anticipates the parcels will be completed in Q4 2024. There is no evidence that Parcels 1.1a & 1.1b will not be delivered within five years.

C.335. **Parcel 1.2** (Taylor Wimpey, 20/01536/REM) has detailed planning permission for 190 dwellings. At March 2023, 144 dwellings had been completed, 21 dwellings were under construction and 25 dwellings had not been started. The housebuilder is marketing the parcel as Burghley Green.

C.336. 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 parcel would be completed by the end of 2025. Officers have therefore assumed that the 21 dwellings that were under construction at March 2023 will be completed in 2023-2024, and that the 25 dwellings not started at March 2023 will be completed in 2025-2026.

C.337. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 parcel is under construction, and the housebuilder previously anticipated that the parcel would be completed by the end of 2025. There is no evidence that the parcel will not be delivered within five years.

C.338. **Parcels 1.3a & 1.3d** (Vistry Group, 20/02543/REM) have detailed planning permission for 150 dwellings. At March 2023, 13 dwellings had been

completed, 47 dwellings were under construction and 90 dwellings had not been started.

C.339. It is unclear exactly when the development will be completed as the housebuilder (Vistry) has not provided a response, however the housebuilder previously anticipated that the parcels would be completed in 2025. 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 officers have assumed that the 47 dwellings that were under construction at March 2023 will be completed in 2023-2024, and then that up to 50 dwellings a year will be completed.

C.340. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 parcels are under construction, and the housebuilder previously anticipated that the parcels would be completed in 2025. There is no evidence that the parcels will not be delivered within five years.

C.341. **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b** (Taylor Wimpey, 20/01640/REM) have detailed planning permission for 286 dwellings. At March 2023, 112 dwellings had been completed, 16 dwellings were under construction and 158 dwellings had not been started. The housebuilder is marketing the parcel as Chivers Rise.

C.342. It is unclear exactly when the parcels will be completed as the housebuilder (Taylor Wimpey) has not provided a response, however the housebuilder previously anticipated that the parcels would be completed in late 2027. The housebuilder anticipates that 35-40 dwellings per year will be delivered on each parcel at Cambourne West (see Response 38h in Appendix D), therefore officers have assumed that the 16 dwellings that were under construction at March 2023 will be completed in 2023-2024, and then that up to 40 dwellings a year will be completed.

C.343. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 parcels are under construction, and the housebuilder previously anticipated that the parcels would be completed in late 2027. There is no evidence that the parcels will not be delivered within five years.

C.344. **Parcel 1.5** (Taylor Wimpey, 22/04745/REM) has detailed planning permission for 41 dwellings, which was approved in May 2023. 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 for that area.

C.345. The housebuilder anticipates that construction will start on the first dwelling(s) in spring 2024 and that the first dwelling(s) will be completed in 2025 (see Response 38e in Appendix D). Officers have assumed that all 41 dwellings on this parcel will be completed in 2025-2026, as the housebuilder anticipates that 35-40 dwellings per year will be delivered on each parcel at Cambourne West (see Response 38h in Appendix D).

C.346. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 41 dwellings on Parcel 1.5 fall within part (a) of the definition of deliverable. The 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 construction will start on the first dwelling(s) in spring 2024, and the housebuilder anticipates the first dwelling(s) will be completed in 2025. There is no evidence that the parcels will not be delivered within five years.

C.347. **Parcel 2.1** (Vistry, 22/04785/REM) has detailed planning permission for 118 dwellings, which was approved in July 2023. 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 for that area.

C.348. The housebuilder has advised that pre-commencement conditions have largely been discharged and therefore anticipates that construction will start on site in Q1 2024 (see Response 38f in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in Q2 2024, that the first dwelling(s) will be completed in Q4 2024, and that the parcel will be completed in Q1 2026 (see Response 38f in Appendix D).

C.349. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 118 dwellings on Parcel 2.1 fall within part (a) of the definition of deliverable. The parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Vistry), the housebuilder anticipates that construction will start on the first dwelling(s) in Q2 2024, the housebuilder anticipates that the first dwelling(s) will be completed in Q4 2024, and the housebuilder anticipates the parcel will be completed in Q1 2026. There is no evidence that Parcel 2.1 will not be delivered within five years.

C.350. The **remainder** of the site 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.351. Pre-application discussions are underway with Vistry Group for their next parcel(s). Vistry Group have advised that they are currently preparing a reserved matters planning application(s) for circa 250 dwellings on **parcel 3.2 (a & b)** (see Response 38g in Appendix D). Vistry Group anticipates that the reserved matters planning application(s) for parcel 3.2 (a & b) will be submitted in April/May 2024, that construction will start on the first dwelling(s) in Q4 2024, that the first dwelling(s) will be completed in Q2 2025, and that this parcel will be completed in 2029 (see Response 38g in Appendix D). Vistry Group anticipates that this parcel will deliver 50 dwellings a year, subject to market conditions.

C.352. Pre-application discussions are underway with Taylor Wimpey for their next parcel. Taylor Wimpey have advised that their timetable for delivery of the remainder of this development is unknown at present due to market conditions (see Response 38h in Appendix D). However, Taylor Wimpey anticipates that a reserved matters planning application for their next parcel will be submitted in 2024 (see Response 38h in Appendix D). Taylor Wimpey anticipates that 35-40 dwellings per year will be delivered on each parcel at Cambourne West (see Response 38h in Appendix D).

C.353. Vistry Group has three areas of the development with reserved matters permission for 468 dwellings. All of these dwellings by Vistry Group are anticipated to be completed by 31 March 2026. Taylor Wimpey also has three areas of the development with reserved matters permission for 517 dwellings. All of these dwellings by Taylor Wimpey are anticipated to be completed by 31 March 2028.

C.354. Officers have therefore assumed that the next reserved matters applications to be submitted will enable both housebuilders to continue to deliver completions once their existing permissions have been completed. 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.

C.355. Within the next five years, officers have assumed that the majority of parcel 3.2 (a & b) will be delivered by Vistry Group (as anticipated by the housebuilder). Officers have also assumed that at least one other parcel will start being delivered by Vistry Group, with anticipated completions starting in 2026-2027

once the existing parcels have been completed, and building out at 50 dwellings per year. Vistry Group have two sales outlets for this development – Bovis Homes and Linden Homes. Officers have assumed that Taylor Wimpey will submit a reserved matters planning application in 2024 for its next parcel (as anticipated by the housebuilder), with anticipated completions starting in 2027-2028 alongside the final dwellings on their existing parcels, and building out up to 40 dwellings per year.

C.356. 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. As Cambourne West is further advanced in terms of delivery of new homes, the Council has therefore reduced anticipated delivery on this site (Bourn Airfield New Village) from that previously anticipated by the developer. 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.357. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the remainder of Cambourne West 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 in the ownership of housebuilders (Taylor Wimpey and Vistry Group),
- pre-application discussions are underway with both the Vistry Group and Taylor Wimpey for their next parcels,
- Vistry Group have advised that they are currently preparing a reserved matters planning application(s) for circa 250 dwellings on parcel 3.2 (a & b),
- Vistry Group anticipates that the reserved matters planning application(s) for parcel 3.2 (a & b) will be submitted in April/May 2024, that construction

will start on the first dwelling(s) in Q4 2024, that the first dwelling(s) will be completed in Q2 2025, and that this parcel will be completed in 2029, and
- Taylor Wimpey anticipates that a reserved matters planning application for their next parcel will be submitted in 2024.

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

Land within the Business Park

C.358. This site has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation of approximately 1,200 dwellings. The Council's planning committee in January 2024 approved a full planning application (23/00123/FUL) for 256 dwellings and the change of use of the existing marketing suite to café, subject to the completion of a s106 agreement.

C.359. The agent (on behalf of South Cambridgeshire Investment Partnership) anticipates that the s106 agreement will be signed and the decision notice issued in March 2024 (see Response 39 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in June 2024, that the first dwelling(s) will be completed in March 2025, and that the development will be completed in March 2029 (see Response 39 in Appendix D).

C.360. A number of conditions will need to be discharged before construction can commence on site, and therefore officers anticipate that construction will start on the first dwelling(s) later in summer 2024. Although this is slightly later than anticipated by the agent, officers consider that the dwellings in this phase will still be delivered within the next five years.

C.361. 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. As Cambourne West is further advanced in terms of delivery of new homes, the Council has

therefore reduced anticipated delivery Bourn Airfield New Village from that previously anticipated by the developer. 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.362. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 256 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 Council has resolved to grant full planning permission for the site,
- the site is in the ownership of a developer (South Cambridgeshire Investment Partnership),
- the agent anticipates that construction will start on the first dwelling(s) in June 2024,
- the agent anticipates that the first dwelling(s) will be completed in March 2025, and
- the agent anticipates that the development will be completed in March 2029.

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

Allocations in the Rural Area

C.363. 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	30 April 2022
Total	**203 dwellings**	**-**	**-**	**-**	**-**	**-**

C.364. 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.365. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.366. Prior approval permission (S/4469/18/PN) for the demolition of 18 buildings including the water tower was given in December 2018, and at March 2023 the first phase of demolition has been completed. The site has detailed planning permission for 203 dwellings, open space and landscaping, following the demolition of existing buildings on site. At March 2023, all 203 dwellings had not been started.

C.367. The housebuilder (Shelbourne Estates, part of Morris Homes) is advertising the development as The Orchards. The housebuilder has advised that the roads and sewers have been installed for the first phase of the development and that the first dwellings are under construction (see Response 40 in Appendix D). The housebuilder anticipates that the first three dwellings will be completed in May 2024 (see Response 40 in Appendix D). The housebuilder has advised that the timetable for delivery of this development beyond the first dwellings being completed is unknown at present due to market conditions (see Response 40 in Appendix D). The Councils' typical assumptions for the build out rate for a non-strategic site in the rural area have been used, therefore up to 40 dwellings a year (see Appendix A).

C.368. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 203 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable and developable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Morris Homes), the housebuilder has advised that construction has started on the first dwellings, and the housebuilder anticipates that the first three dwellings will be completed in May 2024. There is no evidence that the majority of dwellings on the site will not be delivered within five years.

Papworth Everard West Central

C.369. 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

C.370. A hybrid planning permission (S/0623/13) 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 (S/0307/17/RM) for 53 dwellings was approved in August 2017. The development was completed in 2020-2023.

Catholic Church site

C.371. Full planning permission (S/0089/16/FL) for the demolition of the existing dilapidated church and erection of 4 dwellings was approved in June 2017. The development was completed in 2021-2022.

St Peters Nurses Home, Church Lane

C.372. The site has full planning permission (22/04309/FUL) for the change of use of a nurses home to 9 dwellings, the erection of a dwelling, and the demolition of a creche building, which was approved in July 2023. A condition on the full planning permission requires that the development begins within three years from the date of the permission.

C.373. The agent (on behalf of the St Peters Homes (Papworth) Ltd) has advised that the landowner has decided to develop the scheme themselves and therefore work has started on preparing a discharge of condition application(s) (see Response 41 in Appendix D). The agent anticipates that the development will be completed in 2025 (see Response 41 in Appendix D).

C.374. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 agent has advised that work has started on preparing a discharge of condition application(s), and the agent anticipates that the development will be completed in 2025. There is no evidence that the site will not be delivered within five years.

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.375. 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.376. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to not carry this allocation forward into the new Greater Cambridge Local Plan, as much of the site has been taken forward for redevelopment as employment land, making it no longer available for housing.

C.377. The landowners of the north-western part of the site have implemented phase 1 of full planning permissions (S/1598/08/F and S/1962/10) for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and an alternative full planning application (23/03654/FUL) for three research and development units on phase 2 is being considered by the Council. Full planning permission (22/03363/FUL) for research and development buildings on the northern part of the site was approved in April 2023.

C.378. As the landowners are seeking to redevelop this site for employment uses, there is uncertainty regarding the delivery of residential development on this site, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.379. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this site is not considered deliverable or developable, as although the site is allocated in the South Cambridgeshire Local Plan 2018, there is uncertainty regarding the delivery of residential development on this site as the landowners are seeking to redevelop this site for employment uses.

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	13 April 2022	25 August 2022
Total	**280 dwellings**	**-**	**-**	**-**	**-**	**-**

C.380. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. The site has full planning permission for 280 dwellings, two vehicular accesses from Babraham Road, and open space. At March 2023, 23 dwellings were under construction and 257 dwellings had not been started.

C.381. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.382. The housebuilder (Redrow Homes) is marketing the development as Tudor Meadow. The housebuilder has advised that a total of 1 dwelling had been completed by 31 December 2023 and anticipates that a further 31 dwellings will be completed between 1 January and 31 March 2024 (see Response 42 in Appendix D). This results in 32 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the development will be completed in 2029-2030 (see Response 42 in Appendix D).

C.383. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) the 280 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable and developable as: the site has full 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 2029-2030. There is no evidence that the majority of dwellings on the site will not be delivered within five years.

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.384. 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. At March 2023, the existing 5 dwellings and industrial and office buildings had been demolished, 74 new dwellings had been completed, 12 new dwellings were under construction, and 4 new dwellings had not been started.

C.385. The housebuilder (Morris Homes) is marketing the development as Downing Gardens. The housebuilder has advised that a total of 85 dwellings had been completed by 31 December 2023 and anticipates that the remaining 5 dwellings will be completed between 1 January and 31 March 2024 (see Response 43 in Appendix D). This results in 16 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the development will be completed by March 2024 (see Response 43 in Appendix D).

C.386. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 by March 2024. There is no evidence that the site will not be delivered within five years.

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 (East of access road)	90 dwellings	-	Reserved matters	27 December 2017	-	1 October 2018
20/01992/FUL (West of access road)	41 dwellings	-	Full	7 April 2020	-	1 September 2022
Total	**131 Dwellings**	**-**	**-**	**-**	**-**	**-**

C.387. 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.

C.388. **East of the access road**: detailed planning permission for 90 dwellings and open space was approved in October 2018. At March 2023, all 90 dwellings had been completed.

C.389. **West of the access road**: the site has full planning permission for 41 dwellings, which was allowed on appeal in September 2022. This proposal results in additional dwellings on land allocated in the adopted South Cambridgeshire Local Plan 2018 on a part of the site that was originally intended for other uses. A condition on the full planning permission requires

that the development begins within three years from the date of the permission. At March 2023, all 41 dwellings had not been started.

C.390. The housebuilder (Beechwood Estates) has advised that work continues to discharge planning conditions and that the design is being finalised to enable tendering of contractors to take place (see Response 44 in Appendix D). The housebuilder anticipates that, subject to resolving outstanding issues, construction will start on the first dwelling(s) in 2024 (see Response 44 in Appendix D). The housebuilder anticipates that the development will be completed in 2026 (see Response 44 in Appendix D).

C.391. The housebuilder has highlighted that the development includes 2 self-build dwellings, that are not part of their build, and therefore the housebuilder anticipates that they will deliver 39 dwellings in 2025-2026 (see Response 44 in Appendix D). Officers have assumed that the 2 self-build dwellings will be brought forward slightly later than the build out of this development, and have therefore included the anticipated completions from these self-build plots in 2026-2027.

C.392. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 41 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 (Beechwood Estates), the housebuilder has advised that work continues to discharge planning conditions, the housebuilder anticipates that construction will start on the first dwelling(s) in 2024, and the housebuilder anticipates that the development will be completed in 2026. There is no evidence that the site will not be delivered within five years.

Histon & Impington Station Area

C.393. 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.

The Bishops Site, Cambridge Road, Impington

C.394. The site has full planning permission (21/02902/FUL) for 38 dwellings, car parking, cycle and refuse storage, landscaping and associated infrastructure, which was approved in June 2022. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2023, all 38 dwellings had not been started. A material start was made on the previous full planning permission (S/0671/17/FL) for 35 dwellings so that it would not lapse.

C.395. It is unclear exactly when the development will be started and completed as the agent (on behalf of Mitre Property Development Ltd) has not provided a response. Officers understand that the site is currently for sale. Although it is unclear exactly when the development will be started or completed, 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 officers have assumed that this development will start on site just before the full planning permission expires in June 2025, and therefore that the 38 new dwellings will be completed in 2026-2027.

C.396. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 38 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 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.

Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington

C.397. 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 was approved in May 2018. The development was completed in 2020-2021.

Unallocated Sites with Planning Permission

C.398. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.399. 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 (land off Sandy Lane)	18 dwellings	Full	15 April 2003	-	5 November 2004
C/03/1241 (land off Sandy Lane)	5 dwellings	Full	18 November 2003	3 March 2004	23 May 2005
06/0544/FUL (land off Sandy Lane)	1 dwelling	Full	23 May 2006	19 July 2006	24 November 2006
18/1193/FUL (57 Elizabeth Way and land rear of 43-59 Elizabeth Way)	4 dwellings	Full	3 August 2018	-	4 February 2019
21/01065/FUL (land off Sandy Lane)	26 dwellings	Full	8 March 2021	-	15 May 2023
19/0819/OUT (51-55 Elizabeth Way)	7 dwellings	Outline	13 June 2019	-	11 October 2019
22/03584/REM (51-55 Elizabeth Way)	7 dwellings	Reserved Matters	5 August 2022	-	3 November 2022
Total	**33 dwellings**	**-**	**-**	**-**	**-**

Land off Sandy Lane and 57 Elizabeth Way and land rear of 43-59 Elizabeth Way

C.400. Land off Sandy Lane has three full planning permissions for 24 dwellings, and a material start has been made on site and therefore these planning permissions remain extant. Land at 57 Elizabeth Way and land rear of 43-59 Elizabeth Way has full planning permission for 5 dwellings following the demolition of a House in Multiple Occupation, and a material start has been made on site and therefore this planning permission remains extant.

C.401. The site also has full planning permission for an alternative proposal for 26 dwellings, which was allowed on appeal in May 2023. A condition on the planning permission requires that the development begins within three years from the date of the permission. This alternative proposal replaces the four extant planning permissions for 28 dwellings (net).

C.402. The agents (on behalf of Sandy Lane 2021 Limited) have advised that work is progressing towards applications being submitted for the discharge of the pre-commencement conditions (see Response 46 in Appendix D). The agents anticipate that works will commence on site in late 2024 or early 2025 but have advised that there is currently no fixed programme (see Response 46 in Appendix D). Officers have therefore assumed that all 26 dwellings will be completed in 2026-2027.

C.403. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 agents have advised that work is progressing towards applications being submitted for the discharge of the pre-commencement conditions, and the agents anticipate that works will commence on site in late 2024 or early 2025. There is no evidence that the site will not be delivered within five years.

51-55 Elizabeth Way

C.404. The site has detailed planning permission for 9 dwellings following the demolition of 2 dwellings, which was approved in November 2022. 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. At March 2023, no construction had started on site.

C.405. It is unclear exactly when the development will be started and completed as the agent (on behalf of Sandy Lane 2021 Limited) has not provided a response. However, 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 officers have assumed that this development will start on site just before the detailed planning permission expires in November 2024, and therefore that the 2 existing dwellings will be demolished in 2024-2025 and that the 9 new dwellings will be completed in 2025-2026.

C.406. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 7 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, 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.

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.407. The site has full planning permission for the demolition of the three existing dwellings and the erection of 11 new dwellings. A material start has been made on site and therefore the planning permission remains extant.

C.408. The agent (on behalf of Afterway Developments Ltd) has advised that the landowner is continuing to market the site for sale (see Response 47 in Appendix D). The agent anticipates that the development will be completed in 2027-2028, assuming that the site is sold within the next year (see Response 47 in Appendix D). Although the site is currently being marketed for sale, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years.

C.409. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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, a material start has been made on site, the agent has advised that the landowner is continuing to market the site for sale, the agent anticipates that the development will be completed in 2027-2028, 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.

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.410. 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. A Certificate of Lawfulness (23/03369/CLUED) to demonstrate that a material start has been made on the permission, in the form of the laying of pipes for the foul water drainage system, has been granted by the Council. At March 2023, all 19 houses in multiple occupation had not been started.

C.411. The agent (on behalf of Pan Albion LLP) has advised that the Council is currently considering an alternative planning application for a mixed-use development comprising an apart-hotel and commercial units on this site (see Response 48 in Appendix D). The agent has also advised that the currently permitted scheme for houses in multiple occupation and retail units is unlikely to be delivered if planning permission is approved for the alternative scheme for an apart-hotel and commercial units (see Response 48 in Appendix D).

C.412. As an alternative proposed development for the site is being considered by the landowner, there is uncertainty regarding the delivery of housing on this site, and therefore the Council has taken a conservative approach by making no allowance for housing on this site within either the five year period or by 2041.

C.413. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023) this site is not considered deliverable or developable as although the site has full planning permission, there is uncertainty regarding whether this development will be implemented as the landowner is considering an alternative proposal for the site.

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	10 dwellings	Full	12 February 2021	7 July 2021	18 November 2021
Total	**10 dwellings**	**-**	**-**	**-**	**-**

C.414. The site has full planning permission for the demolition of the existing buildings (2 dwellings) and the erection of 12 dwellings. At March 2023, the existing dwellings had been demolished, and the 12 new dwellings were under construction.

C.415. The developer (Cambridge Investment Partnership) has advised that no dwellings had been completed by 31 December 2023 and that all 12 dwellings will be completed between 1 January and 31 March 2024 (see Response 49 in Appendix D). This results in 12 dwellings anticipated to be completed in 2023-2024. The developer anticipates that the development will be completed in February 2024 (see Response 49 in Appendix D).

C.416. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 10 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 February 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.417. The site has full planning permission for 16 dwellings. At March 2023, 2 dwellings had been completed (in 2011-2012) and 14 dwellings had not been started.

C.418. 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.419. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site is not considered deliverable or developable as although the site has an extant full planning permission, there is clear evidence that housing is unlikely to be delivered on the remainder of the site.

185-189 Newmarket Road and 1 Godesdone Road, 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
22/04356/FUL	9 dwellings	Full	4 October 2022	26 April 2023	5 May 2023
Total	**9 dwellings**	**-**	**-**	**-**	**-**

C.420. The site has full planning permission for demolition of the existing building to the rear of 1 Godesdone Road and conversion and extensions of the remaining buildings (including 3 dwellings) to create a mixed use development comprising retail uses and 12 dwellings, which was approved in May 2023. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.421. The agent (on behalf of Glazewater Properties (Bedford) Ltd) has advised that the site is currently for sale (see Response 51 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) later in 2024, and that the development will be completed in 2026 (see Response 51 in Appendix D). Although the site is currently for sale, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years.

C.422. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 9 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 agent has advised that the site is currently for sale, the agent anticipates that the development will be completed in 2026, 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.

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.423. 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. At March 2023, all 13 dwellings were under construction.

C.424. The developer (CitiHaus) is marketing the development as Phoenix Cambridge. The developer has advised that no dwellings had been completed by 31 December 2023 and anticipates that no dwellings will be completed between 1 January and 31 March 2024 (see Response 52 in Appendix D). The developer

anticipates that the development will be completed in September 2024 (see Response 52 in Appendix D).

C.425. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 (CitiHaus), the development is under construction, and the developer anticipates that the development will be completed in September 2024. 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**
20/01501/PRI030 (relates to 1920s section of the building)	68 dwellings	Prior Approval	28 February 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.426. 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 2023, the change of use of the 1920s section of the building into 68 dwellings had been completed, however no construction works had started on the change of use of the library or 1960s buildings into 102 dwellings.

C.427. The agent (on behalf of Vertex Living) has advised that neither the change of use of the library or 1960s buildings have been completed at January 2024,

and therefore both prior approval permissions have lapsed (see Response 53 in Appendix D).

C.428. Full planning permission (21/03609/FUL) for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities was approved in February 2024. This planning permission includes the demolition of the library and 1960s buildings and covers the land to the rear of the existing buildings. The commentary on this site is provided in paragraphs C.169 to C.172 above.

C.429. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), the 102 dwellings that had prior approval permission are not considered deliverable or developable as the permissions have lapsed.

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 [revised to 43 dwellings, as 2 dwellings replaced by 21/02759/FUL]	Full	24 July 2019	6 November 2019	31 December 2019
Total	**43 dwellings**	**-**	**-**	**-**	**-**

C.430. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings. However, 2 new affordable dwellings will not be delivered through this planning permission, as they are now within the boundary of the full planning permission for Phase 3 Colville Road (21/02759/FUL). At March 2023, the existing 24 dwellings had been demolished, 63 new dwellings had been completed, and the remaining 4 new dwellings were under construction.

C.431. The developer (Cambridge Investment Partnership) anticipates that a total of 63 new dwellings will have been completed by 31 March 2024 (see Response 54 in Appendix D). This results in no dwellings anticipated to be completed in 2023-2024. The developer anticipates that the remaining 4 dwellings will be completed in summer 2024 (see Response 54 in Appendix D).

C.432. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 2024. There is no evidence that the site will not be delivered within five years.

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	8 July 2022
Total	**30 dwellings**	**-**	**-**	**-**	**-**

C.433. The site has full planning permission for the demolition of 18 dwellings and the erection of 48 new affordable dwellings. At March 2023, all 18 existing dwellings had been demolished, and all 48 new dwellings were under construction.

C.434. The developer (Cambridge Investment Partnership) has advised that no dwellings will be completed in 2023-2024 and anticipates that the development will be completed in summer 2024 (see Response 55 in Appendix D).

C.435. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 30 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 2024. 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.436. 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 Cambridge City and South Cambridgeshire, with 22 dwellings in Cambridge and 56 dwellings in South Cambridgeshire. At March 2023, all 22 dwellings in Cambridge had been completed, and all 56 dwellings in South Cambridgeshire were under construction.

C.437. The developer (Cambridge Investment Partnership) has advised that no dwellings will be completed in 2023-2024 and anticipates that all 56 dwellings in South Cambridgeshire will be completed in October 2024 (see Response 56 in Appendix D).

C.438. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, and the developer anticipates that the development will be completed in October 2024. There is no evidence that the site will not be delivered within five years.

Aylesborough Close, 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
22/01995/FUL	34 dwellings	Full	22 April 2022	5 October 2022	28 February 2023
Total	**34 dwellings**	**-**	**-**	**-**	**-**

C.439. The site has full planning permission for the demolition of existing buildings (including 36 dwellings) and erection of 70 dwellings. At March 2023, no construction works had started on site.

C.440. The developer (Cambridge Investment Partnership) has advised that the existing buildings have been demolished and that construction started on the first dwelling(s) in August 2023 (see Response 57 in Appendix D). The developer has also advised that no new dwellings are anticipated to be completed in 2023-2024 (see Response 57 in Appendix D). The developer anticipates that the first new dwelling(s) will be completed in January 2025 and that the development will be completed in autumn 2025 (see Response 57 in Appendix D).

C.441. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 34 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 developer has advised that construction started on the first dwelling(s) in August 2023, the developer anticipates that the first dwelling(s) will be completed in January 2025, and the developer anticipates that the development will be completed in autumn 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	29 January 2021
Total	**28 dwellings**	**-**	**-**	**-**	**-**

C.442. 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) and 28 affordable dwellings. At March 2023, no construction works had started on site.

C.443. The developer (Cambridge Investment Partnership) has advised that the existing community facilities have been relocated to the newly completed Meadows Community Centre, and that construction has started on the first dwelling(s) (see Response 58 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in 2024-2025 and that the development will be completed in 2024-2025 (see Response 58 in Appendix D).

C.444. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 has advised that construction has started on the first dwelling(s), and the developer anticipates that the development will be completed in 2024-2025. There is no evidence that the site will not be delivered within five years.

Land at Aragon Close and Sackville Close, 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
22/00583/FUL	14 dwellings	Full	22 April 2022	5 October 2022	16 February 2023
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.445. The site has full planning permission for the demolition of existing garages and erection of 14 dwellings. At March 2023, no construction works had started on site.

C.446. The developer (Cambridge Investment Partnership) has advised that construction started on the first dwelling(s) in October 2023 (see Response 59 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in spring 2024, and that the development will be completed in August 2024 (see Response 59 in Appendix D).

C.447. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 (Cambridge Investment Partnership), the developer has advised that construction started on the first dwelling(s) in October 2023, and the developer anticipates that the development will be completed in August 2024. There is no evidence that the site will not be delivered within five years.

102-108 Shelford 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
19/1324/FUL	8 dwellings	Full	16 October 2019	14 June 2022	17 June 2022
Total	**8 dwellings**	**-**	**-**	**-**	**-**

C.448. The site has full planning permission for refurbishment and extension of 2 existing dwellings to create 6 flats, demolition of 2 existing dwellings, and erection of a three storey apartment block (6 flats), which was approved in June 2022. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2023, no construction works had started on site.

C.449. The agent (on behalf of C J Pemberton and Trustees of RFA Pemberton 199 Settlement) has advised that they are not aware of any intentions from their client to develop the site (see Response 60 in Appendix D). Although it is unclear exactly when the development will be started or completed, 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 officers have assumed that this development will start on site just before the full planning permission expires in June 2025, and therefore that the 2 existing dwellings will be demolished in 2025-2026, that the refurbishment and extension of 2 existing dwellings to create 6 dwellings will be completed in 2026-2027, and that the 6 new dwellings will be completed in 2026-2027.

C.450. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 8 (net) 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 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.

Small Sites of 9 dwellings or less in Cambridge

C.451. At 31 March 2023, there were 100 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 19). 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 2023 and 2025, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.452. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no clear evidence that these sites will not be delivered within five years.

C.453. At 31 March 2023, there were 161 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 20). 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 2023 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 12% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

C.454. However, before the 12% allowance for non-delivery has been applied, officers have reviewed all the small sites that had not started at 31 March 2023 with a planning permission that would lapse by 31 March 2024. If officers have been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, these sites have been excluded 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 2023.

C.455. After the 12% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 116 dwellings are anticipated to be completed between 2023 and 2028, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.456. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 clear evidence that these sites will not be delivered within five years.

C.457. Between 1 April and 31 December 2023, 67 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E (see Figure 21). 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 12% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 59 dwellings are anticipated to be completed between 2024 and 2029, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.458. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 clear evidence that these sites will not be delivered within five years.

The Meadows Community Centre, St Catharines Road, Cambridge

C.459. The commentary on this site is provided in paragraphs C.436 to C.438 above.

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
21/04088/FUL	revised design, increase of 3 dwellings	Full	10 September 2021	10 August 2022	17 October 2023
21/04087/FUL	Revised design, increase of 37 dwellings	Full	10 September 2021	8 February 2023	-
Total	**260 dwellings**	**-**	**-**	**-**	**-**

C.460. The site has detailed planning permission for the demolition of all existing buildings and structures and redevelopment to provide 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 2023, 87 dwellings had been completed, 4 dwellings were under construction and 129 dwellings had not been started.

C.461. Full planning permission for the re-design of the south eastern part of the site leading to an increase of 3 dwellings within the development was approved in October 2023. The Council's planning committee in February 2023 approved a full planning application for the re-design of the northern part of the site leading to an additional increase of 37 dwellings within the development, subject to the completion of a s106 agreement.

C.462. The housebuilder (Redrow Homes) is marketing the development as All Saints Gardens. The housebuilder has advised that a total of 107 dwellings had been completed by 31 December 2023 and anticipates that a further 11 dwellings will be completed between 1 January and 31 March 2024 (see Response 61 in Appendix D). This results in 31 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the development will be completed in 2027-2028 (see Response 61 in Appendix D).

C.463. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 223 dwellings on this site fall within part (a) of the definition of deliverable and 37 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission for 223 dwellings, the Council has resolved to grant full planning permission for an additional 37 dwellings on the site through the re-design of a part of the site, 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 2027-2028. There is no evidence that the 223 dwellings with detailed planning permission will not be delivered within five years, and there is clear evidence that housing completions will begin on site within five years on the part where re-design will result in an additional 37 dwellings.

Land 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	1 July 2016	2 November 2016	23 March 2017
S/0905/19/RM	30 dwellings	Reserved Matters	6 March 2019	-	31 July 2019
Total	**30 dwellings**	**-**	**-**	**-**	**-**

C.464. The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space. A material start has been made on site and therefore the planning permission remains extant.

C.465. The developer (Beech Grove Homes, part of Sanctuary Group) is marketing the development as The Hawthorns. The developer has advised that all 30 dwellings are under construction, but that no dwellings will be completed in 2023-2024 (see Response 62 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in April 2024, and that the development will be completed in November 2024 (see Response 62 in Appendix D).

C.466. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 has advised that all dwellings are under construction, and the developer anticipates that the development will be completed in November 2024. 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.467. The site has full planning permission for demolition of the existing dwelling and erection of 10 dwellings. At March 2023, the existing dwelling had been demolished, 3 new dwellings had been completed, and 7 new dwellings had not been started.

C.468. The developer (Wood Oak Ltd) is advertising the development as The Cedars. The developer has advised that no additional dwellings will be completed in 2023-2024 (see Response 63 in Appendix D). The developer anticipates that construction will re-commence on site in summer 2024 and that the next new dwelling(s) will be completed in spring 2025 (see Response 63 in Appendix D). The developer anticipates that the development will be completed by winter 2027 (see Response 63 in Appendix D).

C.469. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, and the developer anticipates that the remaining dwellings will be completed by winter 2027. There is no evidence that the site 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	8 August 2016	2 August 2017	14 September 2016
Total	**71 dwellings**				

C.470. The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At March 2023, 68 dwellings had been completed and 3 dwellings were under construction.

C.471. The majority of the development (66 dwellings) was delivered by CALA Homes between 2017 and 2020, however the final five dwellings are being delivered by another landowner(s). Two of these final five dwellings were completed in 2021-2023. At February 2024, one dwelling is nearing completion (although still missing the front door) and therefore likely to be completed by 31 March 2024, and two dwellings are under construction but only have foundations. Officers have therefore assumed that one dwelling will be completed in 2023-2024, and the remaining two dwellings will be completed in 2024-2025.

C.472. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 3 remaining dwellings are under construction. There is no evidence that this site will not be delivered within five years.

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.473. The site has duplicate detailed planning permissions for 200 dwellings and demolition of 117 Rampton Road. At March 2023, the existing dwelling had been demolished, 44 new dwellings had been completed, 94 new dwellings were under construction, and 62 new dwellings had not been started.

C.474. The housebuilder (Redrow Homes) is marketing the development as Cottenham Grove. The housebuilder has advised that a total of 106 dwellings had been completed by 31 December 2023 and that no further dwellings will be completed between 1 January and 31 March 2023 (see Response 64 in Appendix D). This results in 62 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the development will be completed in 2025 (see Response 64 in Appendix D).

C.475. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 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.476. The site has detailed planning permission for 140 dwellings. At March 2023, 13 dwellings were under construction and 127 dwellings had not been started.

C.477. The housebuilder (Tilia Homes) is marketing the development as Kings Park. The housebuilder has advised that 10 dwellings had been completed by 31 December 2023 and anticipates that a further 3 dwellings will be completed between 1 January and 31 March 2024 (See Response 65 in Appendix D). This results in 13 dwellings completed in 2023-2024. The housebuilder anticipates that the development will be completed by December 2025, but has advised that annual completions will depend on sales (see Response 65 in Appendix D). Officers have therefore used the Councils' typical assumptions for the build out rate for a non-strategic site in the rural area, therefore up to 40 dwellings a year (see Appendix A).

C.478. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, and the housebuilder anticipates that the development will be completed by December 2025. 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.479. The site has full planning permission for a rural exception site for affordable housing consisting of 9 affordable dwellings and 3 market dwellings. At March 2023, all 12 dwellings had not been started.

C.480. The registered provider (Hastoe Housing Association) has advised that construction started on the first affordable dwelling(s) in October 2023 (see Response 66a In Appendix D). The register provider has also advised that no affordable dwellings are anticipated to be completed in 2023-2024 (see Response 66a in Appendix D). The registered provider anticipates that the 9 affordable dwellings will be completed by December 2024 (see Response 66a in Appendix D).

C.481. The landowner has advised that the land for the 3 market dwellings is now for sale (see Response 66b in Appendix D). Although it is unclear exactly what the delivery timetable for the 3 market dwellings will be, the Council considers that there is no impediment to the delivery of these 3 homes on the site within the next five years. Officers anticipate that the 3 market dwellings will be brought forward later than the 9 affordable homes, and have therefore included the anticipated completions from these plots in 2025-2026.

C.482. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 registered provider has advised that construction started on the first affordable dwelling(s) in October 2023, and the registered provider anticipates that the 9 affordable dwellings will be completed in December 2024. There is no evidence that the site will not be delivered within five years.

Land adjacent to the Green House, Cootes Lane, Fen Drayton

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
20/01356/FUL	14 dwellings	Full	19 February 2020	-	13 April 2022
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.483. The site has full planning permission for 14 affordable dwellings. At March 2023, 14 dwellings had not been started.

C.484. The developer (Bpha) has advised that construction started on the first dwelling(s) in January 2024 (see Response 67 in Appendix D). The developer anticipates that the development will be completed in February 2025 (see Response 67 in Appendix D).

C.485. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 (Bpha), the developer has advised that construction started on the first dwelling(s) in January 2024, and the developer anticipates that the development will be completed in February 2025. 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	-	10 June 2022
Total	**110 dwellings**	**-**	**-**	**-**	**-**

C.486. The site has detailed planning permission for 110 dwellings with public open space, which was allowed on appeal in June 2022. A condition on the outline planning permission requires that the development begins not later than a year from the date of approval of the last of the reserved matters. At March 2023, all 110 dwellings had not been started.

C.487. The housebuilder (Hill) is marketing the development as Farehurst Park, with it launching in early 2024. It is unclear exactly when the development will be completed as the housebuilder has not provided a response. At February 2024, site visit data recorded that construction has started on site and that one dwelling is nearing completion. Officers have therefore assumed that the first dwellings will be completed in 2024-2025 and have used the Councils' typical assumptions for the build out rate for a non-strategic site in the rural area, therefore up to 40 dwellings a year (see Appendix A).

C.488. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 110 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 (Hill), the development is under construction, and the housebuilder is marketing the development as launching in early 2024. There is no evidence that the site will not be delivered within five years.

Telford House, 76 Cow Lane, 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
22/03530/PRIOR	11 dwellings	Prior Approval	1 August 2022	-	26 September 2022
Total	**11 dwellings**	**-**	**-**	**-**	**-**

C.489. The site has prior approval permission for change of use of office to 11 dwellings, which was granted in September 2022. A condition on the prior approval permission is that the development must be completed within three years from its approval. At March 2023, no construction works had started on site.

C.490. The investment company has advised that the development is now being brought forward through a joint venture between a developer and the landowner (see Response 69 in Appendix D). The investment company anticipates that construction will start in early 2024 (see Response 69 in Appendix D). Officers have therefore assumed that all 11 dwellings will be completed in 2024-2025.

C.491. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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, and the investment company anticipates construction will start in early 2024. There is no evidence that the site will not be delivered 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	1 September 2016	1 February 2017	6 February 2016
S/1338/15/OL	29 dwellings	Outline	27 May 2015	-	5 May 2017
S/3868/18/RM	29 dwellings	Reserved Matters	17 October 2018	-	5 January 2022
Total	29 dwellings	-	-	-	-

C.492. The site has detailed planning permission for 29 dwellings. A Certificate of Lawfulness (23/02464/CLUED) to demonstrate that a material start has been made on the permission, in the form of part construction of the access road, has been granted by the Council. At March 2023, all 29 dwellings had not been started.

C.493. The developer (Bushmead Homes, part of BPHA) has advised that the approved scheme is not currently viable in the current market following market testing (see Response 70 in Appendix D). The developer has also advised that they have started pre-application discussions with the Council about the potential to submit a variation of conditions application for design changes so that the development could be delivered as 100% affordable housing (see Response 70 in Appendix D).

C.494. The developer anticipates that, subject to securing grant funding from Homes England, construction could start on the first dwelling(s) in April 2025, the first dwelling(s) could be completed in April 2026, and the development could be completed in October 2026 (see Response 70 in Appendix D).

C.495. As there are still issues to be resolved regarding the development of this site, including securing grant funding from Homes England and planning permission for a viable scheme, 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 the five year period; however it is anticipated that the development will come forward by 2041.

C.496. In accordance with the definition of developable in the glossary of the NPPF (published in December 2023) this site is considered developable: as the site has detailed planning permission, the site is in the ownership of a developer (Bushmead Homes), the developer anticipates that construction could start on the first dwelling(s) in April 2025, the developer anticipates that the first dwellings could be completed in April 2026, and the developer anticipates that the development could be completed in October 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.

2 Station Road, 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**
21/05276/FUL	39 dwellings	Full	1 December 2021	-	4 October 2022
Total	**39 dwellings**	**-**	**-**	**-**	**-**

C.497. The site has full planning permission for redevelopment to form 39 retirement living apartments for older persons including communal facilities and associated landscaping, which was allowed on appeal in October 2022. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2023, all 39 dwellings had not been started.

C.498. The agent (on behalf of Churchill Retirement Living) has advised that no dwellings will be completed in 2023-2024 and anticipates that all 39 dwellings will be completed in April 2025 (see Response 71 in Appendix D).

C.499. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 39 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 (Churchill Retirement Living), and the agent anticipates that the development will be completed in April 2025. 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.500. The site has detailed planning permission for 16 dwellings. At March 2023, 11 dwellings were under construction and 5 dwellings had not been started.

C.501. The housebuilder (Peter David Homes) is marketing the development as under construction. It is unclear exactly when the development will be completed as neither the housebuilder or their agent has provided a response, however the agent previously anticipated that the first dwelling(s) would be completed in 2024 and that the development would be completed within two years. Officers have assumed that as the development is under construction, all 16 dwellings will be completed in 2024-2025.

C.502. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, the agent previously anticipated that the first dwelling(s) would be completed in 2024, and the agent previously anticipated that the development would be completed within two years. There is no evidence that the site will not be delivered within five years.

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	2 August 2017	14 August 2018
20/02728/REM	153 dwellings	Reserved Matters	17 June 2020	-	16 December 2020
21/01832/FUL	23 dwellings	Full	3 May 2021	-	17 March 2022
Total	**176 dwellings**	**-**	**-**	**-**	**-**

C.503. The site has detailed planning permission for 178 dwellings following the demolition of two existing dwellings. At March 2023, the two existing dwellings had been demolished, 102 dwellings had been completed, 31 dwellings were under construction, and 45 dwellings had not been started.

C.504. 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 a total of 149 dwellings had been completed by 31 December 2023 and anticipates that a further 12 dwellings will be completed between 1 January and 31 March 2024 (see Response 73 in Appendix D). This results in 59 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the development will be completed in August 2024 (see Response 73 in Appendix D).

C.505. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 176 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
24/00208/REM	32 dwellings	Reserved matters	19 January 2024	-	-
Total	**32 dwellings**	**-**	**-**	**-**	**-**

C.506. 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 reserved matters application for 32 dwellings is being considered by the Council. Some conditions have been discharged and applications to discharge further conditions are being considered by the Council.

C.507. An alternative outline planning application (23/03080/OUT) for employment uses, an amenity building, and a country park was submitted in August 2023, and is being considered by the Council. The planning statement submitted with this application highlights that employment uses would provide sufficient return to facilitate the significant remediation of the site, whereas the economic viability of the residential proposals is sub-optimal and challenging.

C.508. The agent (on behalf of Bridgemere Group) has advised that the landowner is exploring alternative uses for the site due to the significant remediation that is required (see Response 74 in Appendix D). The agent has also advised that no remediation works have been started (see Response 74 in Appendix D). The agent anticipates that if this site is developed for residential uses, construction could start on site in June/July 2024, and be completed within two years (see Response 74 in Appendix D).

C.509. As an alternative proposed development for the site now appears to be being considered by the landowner, there is some uncertainty regarding the delivery of housing on this site. 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 in relation to residential uses. The Council has therefore taken a conservative approach by making no allowance for housing on this site within either the five year period or by 2041.

C.510. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), this site is not considered deliverable or developable as although the site has an outline planning permission and a reserved matters planning application is being considered by the Council, the agent has advised that the landowner is considering alternative uses for the site due to viability, and therefore until these viability issues have been resolved there is some uncertainty regarding whether residential uses on this site will be delivered.

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.511. 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, which was approved in December 2020. A condition on the planning permission allows the landowner up to twenty years for the submission of all reserved matters planning applications.

C.512. 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.513. 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.514. Urban & Civic are the master developer and delivery partner for this development. The agent has advised that enabling, landscaping and site set up works, including tree translocation, new planting, earthworks, haul roads, and SuDS, have been undertaken (see Response 75 in Appendix D). The agent has also advised that works have started on the new site accesses off the A1301 (see Response 75 in Appendix D). The agent has advised that the new bridges to link the existing campus with this development will be delivered as part of the first phase of infrastructure works (see Response 75 in Appendix D).

C.515. The agent has advised that the Site Wide Design Guide has been approved (see Response 75 in Appendix D). The agent anticipates that the reserved matters application for the first phase of on-site infrastructure will be submitted in February 2024 to allow for a start on site in Q3/Q4 2024 (see Response 75 in Appendix D). The agent has advised that the delivery of this first phase of infrastructure will be phased but anticipates that the components necessary to facilitate the first development parcels will be completed in 2025-2026 (see Response 75 in Appendix D).

C.516. The agent anticipates that the reserved matters application for parcel A, which comprises 83 dwellings, a café, community and leisure uses, will be submitted in March 2024 (see Response 75 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on parcel A in Q3/Q4 2024, that the first dwelling(s) will be completed in 2026, and that this parcel will be completed in 2026 (see Response 75 in Appendix D).

C.517. The agent has advised that the reserved matters application(s) for parcels E, F and G, which will comprise of approximately 290 dwellings, are currently being prepared (see Response 75 in Appendix D). The agent anticipates that the reserved matters application(s) will be submitted in Q4 2024 (see Response 75 in Appendix D). The agent anticipates that construction will start on the first

dwelling(s) on parcels E, F and G in Q2/Q3 2025, that the first dwelling(s) will be completed in 2026, and that these parcels will be completed in 2026-2027 (see Response 75 in Appendix D).

C.518. The agent anticipates that further reserved matters application(s) will be submitted to enable a consistent delivery of circa 200 dwellings per year (see Response 75 in Appendix D).

C.519. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2023), 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 are the master developer and delivery partner for this development,
- the development is providing homes specifically for existing and future Wellcome Campus workers,
- the agent has advised that enabling, landscaping and site set up works have been undertaken,
- the agent has advised that works have started on the new site accesses off the A1301,
- the agent has advised that the Site Wide Design Guide has been approved,
- the agent anticipates that the reserved matters application for the first phase of on-site infrastructure will be submitted in February 2024 to allow for a start on site in Q3/Q4 2024 and anticipates that the components necessary to facilitate the first development parcels will be completed in 2025-2026,
- the agent anticipates that a reserved matters application for parcel A, including 83 dwellings, will be submitted in March 2024, that construction will start on the first dwelling(s) in Q3/Q4 2024, and that the first dwelling(s) will be completed in 2026,
- the agent anticipates that a reserved matters application(s) for parcels E, F and G, including approximately 290 dwellings, will be submitted in Q4 2024, that construction will start on the first dwelling(s) in Q2/Q3 2025, and that the first dwelling(s) will be completed in 2026, and
- the agent anticipates that reserved matters applications will be submitted to enable consistent 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/2501/19/RM	55 dwellings	Reserved Matters	22 July 2019	13 November 2019	15 November 2019
Total	**55 dwellings**	**-**	**-**	**-**	**-**

C.520. The site has detailed planning permission for 55 dwellings with a landscape buffer. At March 2023, 18 dwellings had been completed, 7 dwellings were under construction and 30 dwellings had not been started.

C.521. The housebuilder (Abbey Homes) is marketing the development as Poppyfields. The housebuilder has advised that a total of 30 dwellings had been completed by 31 December 2023 and anticipates that a further 13 dwellings will be completed between 1 January and 31 March 2024 (see Response 76 in Appendix D). This results in 25 dwellings anticipated to be completed in 2023-2024. The housebuilder anticipates that the development will be completed in October 2024 (see Response 76 in Appendix D).

C.522. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 55 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 (Abbey Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in October 2024. 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.523. The site has full planning permission for demolition of the existing sales/workshop building and erection of 14 dwellings. A material start has been made on site, through the demolition of the existing buildings, and therefore the planning permission remains extant.

C.524. The developer (Havebury Housing Partnership) has advised that construction started on the first dwelling(s) in May 2023 (see Response 77 in Appendix D). The developer has also advised that no new dwellings are anticipated to be completed in 2023-2024 (see Response 77 in Appendix D). The developer anticipates that the development will be completed in September 2024 (see Response 77 in Appendix D).

C.525. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 (Havebury Housing Partnership), the developer has advised that construction started on the first dwelling(s) in May 2023, and the developer anticipates that the development will be completed in September 2024. There is no evidence that the site will not be delivered within five years.

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.526. The site has full planning permission for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings. At March 2023, the existing dwelling had been demolished, 12 new dwellings had been completed, 7 new dwellings were under construction, and 3 new dwellings had not been started.

C.527. The developer (Accent) has advised that a total of 20 dwellings had been completed by 31 December 2023 and that no further dwellings will be completed between 1 January and 31 March 2023 (see Response 78 in Appendix D). This results in 8 dwellings anticipated to be completed in 2023-2024. The developer anticipates that the final two dwellings will be completed in June 2024 (see Response 78 in Appendix D).

C.528. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, and the developer anticipates that the development will be completed in June 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.529. The site has detailed planning permission for 199 dwellings. At March 2023, 197 dwellings had been completed, and 2 dwellings were under construction.

C.530. The housebuilder (Hopkins Homes) is marketing the development as Kingley Grove. The housebuilder has advised that the development was completed by 31 December 2023 (See Response 79 in Appendix D).

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.531. The site has full planning permissions for 22 new dwellings and the change of use of the former stables building to a dwelling. A material start has been made on the full planning permission for 22 dwellings and therefore the planning

permission remains extant. A condition on the full planning permission for the change of use of the former stables building to a dwelling requires that the development begins within three years from the date of that permission. A discharge of condition related to contamination is currently being considered by the Council. At March 2023, no construction works had started on the change of use of the building.

C.532. The housebuilder (Talbot Homes) has advised that the intention is to deliver the scheme as swiftly as possible (see Response 80 in Appendix D). Officers have therefore assumed that all 23 dwellings will be completed in 2024-2025.

C.533. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 23 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, the site is in the ownership of a housebuilder (Talbot Homes), and the housebuilder has advised that the intention is to deliver the scheme as swiftly as possible. 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. At March 2023, 7 dwellings had been completed, and 13 dwellings were under construction.

C.535. The developer (Granary Developments) has advised that a total of 11 dwellings had been completed by 31 December 2023 and anticipates that a further 9 dwellings will be completed between 1 January and 31 March 2024 (see Response 81 in Appendix D). This results in 13 dwellings anticipated to be completed in 2023-2024. The housebuilder has advised that the development will be completed in 2023-2024 (see Response 81 in Appendix D).

C.536. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, and the developer has advised that the development will be completed in 2023-2024. 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
22/01965/REM	42 dwellings	Reserved matters	26 April 2022	-	10 March 2023
Total	**42 dwellings**	**-**	**-**	**-**	**-**

C.537. The site has detailed planning permission for the demolition of 30 and 32 New Road and the erection of 44 new dwellings with public open space. At March 2023, no construction works had started on site.

C.538. The housebuilder (Hayfield Homes) is marketing the development as Hayfield Lodge. The housebuilder has advised that construction started on site in March 2023 and that the two existing dwellings have been demolished (see Response 82 in Appendix D). The housebuilder has also advised that a new dwelling had been completed by 31 December 2023 and anticipates that a further new dwelling will be completed between 1 January and 31 March 2024 (see Response 82 in Appendix D). This results in a net of 0 dwellings anticipated to be completed in 2023-2024, taking account of the demolition of the existing dwellings. The housebuilder anticipates that the development will be completed 2024-2025 (see Response 82 in Appendix D).

C.539. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 42 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 (Hayfield Homes), the housebuilder has advised that the existing dwellings have been demolished and construction has started on the first new dwelling(s), and the housebuilder anticipates that the development will be

completed in 2024-2025. There is no evidence that the site will not be delivered 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. A material start has been made on site and therefore the planning permission remains extant.

C.541. The agent (on behalf of Carlton Homes) anticipates that construction will start on site later in 2024 and that the development will be completed in late 2025 / early 2026 (see Response 83 in Appendix D).

C.542. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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), a material start has been made on site so that the planning permission will not lapse, and the agent anticipates that the development will be completed in late 2025 / early 2026. 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
22/04303/REM	147 dwellings for older people	Reserved Matters	27 September 2022	8 February 2023	12 May 2023
Total	**retirement care village**	**-**	**-**	**-**	**-**

C.543. The site has detailed planning permission for a retirement village comprising of 147 dwellings for older people and a pavilion including café, bar, restaurant, and wellness centre, and open space, which was approved in May 2023.

C.544. The developer (Rangeford Villages) is marketing the development as Strawberry Fields. The developer has advised that construction started on the first dwelling(s) in October 2023 (see Response 84 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in March 2025, and that the development will be completed in July 2025 (see Response 84 in Appendix D).

C.545. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 147 dwellings for older people 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 (Rangeford Villages), the developer has advised that construction started on the first dwelling(s) in October 2023, the developer anticipates that the first dwelling(s) will be completed in March 2025, and the developer anticipates that the development will be completed in July 2025. 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.546. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings. A Certificate of Lawfulness (22/04622/CLUED) to demonstrate that a material start has been made on the permission, in the form of the demolition of the existing dwelling, has been granted by the Council. At March 2023, the existing dwelling had been demolished, and all 70 new dwellings had not been started.

C.547. The developer (Bushmead Homes, part of BPHA) anticipates that construction will start on the first dwelling(s) in early 2025 and that the first dwelling(s) will be completed in early 2026 (see Response 85 in Appendix D). The developer has advised that the timetable for delivery of this development beyond the first dwelling(s) being completed is unknown at present (see Response 85 in Appendix D).

C.548. The developer previously anticipated that the first dwelling(s) would be completed in early 2025, and that the development would be completed in December 2026. Officers have therefore assumed that as the first dwelling(s) are now anticipated to be completed a year later than previously, that the development will be completed a year later than previously anticipated. The Councils' typical assumptions for the build out rate for a non-strategic site in the rural area have been used, therefore up to 40 dwellings a year (see Appendix A).

C.549. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 anticipates that construction will start on the first dwelling(s) in early 2025, and the developer anticipates that the first

dwelling(s) will be completed in early 2026. 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.550. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and a convenience store. At March 2023, the existing buildings had been demolished and all 16 new dwellings were under construction.

C.551. The agent (on behalf of Brown and Law SIPP) has advised that a total of 6 dwellings had been completed by 31 December 2023 and anticipates that a further 10 dwellings are anticipated to be completed between 1 January and 31 March 2024 (see Response 86 in Appendix D). This results in all 16 dwellings anticipated to be completed in 2023-2024. The agent anticipates that the development will be completed by 31 March 2024 (see Response 86 in Appendix D).

C.552. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 development is under construction, and the agent anticipates that the development will be completed by 31 March 2024. 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	2 August 2017	21 August 2017
21/00915/REM	26 dwellings	Reserved Matters	26 February 2021	9 November 2022	23 November 2022
Total	**26 dwellings**	**-**	**-**	**-**	**-**

C.553. The site has detailed planning permission for erection of 26 dwellings, which was approved in November 2022. 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. At March 2023, all 26 dwellings had not been started.

C.554. It is unclear exactly when the development will be started and completed as neither the landowner nor their agent have provided a response. Although it is unclear exactly when the development will be started or completed, 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 officers have assumed that this development will start on site just before the reserved matters planning permission expires in November 2024, and therefore that the 26 new dwellings will be completed in 2025-2026.

C.555. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 26 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, 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 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.556. The site has full planning permission for 25 dwellings and open space. At March 2023, 22 dwellings had been completed, and 3 dwellings were under construction.

C.557. The developer (Accent) has advised that the development was completed by 31 January 2024 (see Response 88 in Appendix D).

Small Sites of 9 dwellings or less in South Cambridgeshire

C.558. At 31 March 2023, there were 161 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 22). 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 2023 and 2025, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.559. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no clear evidence that these sites will not be delivered within five years.

C.560. At 31 March 2023, there were 369 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 23). 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 2023 it is considered necessary to make an allowance for a

proportion of these sites not to come forward for development. A 9% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

C.561. However, before the 9% allowance for non-delivery has been applied, officers have reviewed all the small sites that had not started at 31 March 2023 with a planning permission that would lapse by 31 March 2024. If officers have been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, these sites have been excluded from the housing trajectory and five year supply calculations. This review has resulted in a loss of 34 dwellings from the small sites with planning permission that were not under construction at 31 March 2023.

C.562. After the 9% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 305 dwellings are anticipated to be completed between 2023 and 2028, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.563. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 clear evidence that these sites will not be delivered within five years.

C.564. Between 1 April and 31 December 2023, 164 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E (see Figure 24). 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 9% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 149 dwellings are anticipated to be completed between 2024 and 2029, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.565. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) 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 clear evidence that these sites will not be delivered within five years.

Unallocated Sites with Resolution to Grant Planning Permission

C.566. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

6A Chapel 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
23/00064/FUL	13 dwellings	Full	9 January 2023	6 December 2023	-
Total	**13 dwellings**	**-**	**-**	**-**	**-**

C.567. The Council's planning committee in December 2023 approved a full planning application for the refurbishment and extension of the existing chapel building to create a multi-functional early year's meeting space and 13 dwellings, subject to the completion of a s106 agreement.

C.568. It is understood that the s106 agreement is still being finalised. It is unclear exactly when the development will be started and completed as the neither the landowner nor their agent has provided a response. The Councils' typical assumptions for non-strategic sites are that it will take 3 years from the submission of a full application to the first dwelling(s) being completed (see Appendix A). The Councils' typical assumptions for the build out rate for a non-strategic site in the urban area have been used, therefore that all dwellings will be completed in the same year (see Appendix A). Officers have assumed that this development will be completed in 2026-2027.

C.569. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 13 dwellings 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 s106 agreement is being negotiated, and the Councils' typical assumptions are that the first dwelling(s) will be completed within 3 years of the submission of the application. There is clear evidence that housing completions will begin on site within five years.

Rear of 38 Histon 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
20/04906/OUT	34 dwellings	Outline	27 November 2020	14 September 2022 18 December 2023	-
Total	**34 dwellings**	**-**	**-**	**-**	**-**

C.570. The Council's planning committee in September 2022 and December 2023 approved an outline planning application for up to 34 dwellings as a Social Housing Rural Exception Site in the Greenbelt, subject to the completion of a s106 agreement.

C.571. The developer (Prime Crest Homes) has advised that the s106 agreement is still being negotiated and that a deal relating to the development of the site is in the process of being finalised (see Response 90 in Appendix D). The developer anticipates that a reserved matters application will be submitted within a year of the s106 agreement being signed, and that construction will start on site 6 months later (see Response 90 in Appendix D).

C.572. As there are still issues to be resolved regarding the development of this site, including finalising the s106 agreement and the submission and approval of a reserved matters planning application, the Council has taken a conservative approach to the delivery of housing on this site. The Councils' typical assumptions for non-strategic sites are that it will take 3 years from the submission of a full application to the first dwelling(s) being completed (see Appendix A). Officers have assumed that this development will be completed in 2028-2029.

C.573. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 34 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the Council has resolved to grant outline planning permission for the site, the s106 agreement is being negotiated, the site is in the ownership of a developer

(Prime Crest Homes), the developer has advised that a deal relating to the development of the site is in the process of being finalised, the developer anticipates that a reserved matters application will be submitted within a year of the s106 agreement being signed, and the developer anticipates that construction will start on site 6 months after the submission of the reserved matters application. There is clear evidence that housing completions will begin on site within five years.

Land north of 39A 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
23/01150/FUL	47 dwellings	Full	15 March 2023	12 July 2023	-
Total	**47 dwellings**	**-**	**-**	**-**	**-**

C.574. The Council's planning committee in July 2023 approved a full planning application for the demolition of existing buildings (including a dwelling) and the construction of 48 dwellings, subject to the completion of a s106 agreement.

C.575. It is understood that the s106 agreement is still being finalised. The agent (on behalf of Whittlesford Parkway LLP) anticipates that the delivery timescales for this development will be one year later than anticipated previously (see Response 91 in Appendix D). The agent previously anticipated that construction would start on site in summer 2024, that the first dwelling(s) would be completed in early 2025 and the development would be completed in early 2026. The Councils' typical assumptions for the build out rate for a non-strategic site in the rural area have been used, therefore up to 40 dwellings a year (see Appendix A).

C.576. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 47 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 s106 agreement is being negotiated, the agent anticipates that construction will start on site in summer 2025, the agent anticipates that the first dwelling(s) will be completed in early 2026, and the agent anticipates that the development will be completed in early 2027. There is clear evidence that housing completions will begin on site within five years.

Windfall Allowance

C.577. The windfall allowance is included in Table C4 and Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.578. The NPPF (published in December 2023, paragraph 72) 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, and this satisfies the requirements of paragraph 72 of the NPPF.

C.579. 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 one 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).

C.580. 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.581. The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) did not include any windfall allowance within the five year supply period, even though there was compelling evidence that windfalls would continue to form a reliable source of supply in Greater Cambridge. However, this appears to be out of step with the approach taken elsewhere, including in recent Annual Position Statements that have been confirmed following submission to the Secretary of State. Accordingly, it is now considered appropriate to also include some windfall allowance within the deliverable supply for the five year period, as described below.

C.582. 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 any year from 2027-2028 (year four of the five year period) onwards, no windfall allowance is included in that year. However, for any year from 2027-2028 onwards 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.583. 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 any year from 2027-2028 (year four of the five year period) onwards, no windfall allowance is included in that year. However, for any year from 2027-2028 onwards 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.584. 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.585. '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.586. Additionally, given the circumstances in which the Wellcome Genome Campus development (see paragraphs C.511 to C.519 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.

Appendix D: Responses

Allocations in the Cambridge Urban Area

Response 1: The Paddocks Trading Estate, Cherry Hinton Road, Cambridge

Note: Appendix 1 referred to in the response below has not been included in this report as it does not include any further information in relation to the delivery of housing on this site than already included in the response below. However, the phasing plan within Appendix 1 has been included.

From: Quod
Sent: 9 February 2024 15:20

Introduction

This note is prepared by Quod on behalf of BAE Systems Pension Fund Trustees Ltd c/o Columbia Threadneedle Investments Ltd (hereby referred to as 'CTI'), who own the Paddocks, 347 Cherry Hinton Road ('the site'). This note sets out responses to GCSP questions regarding the site, to inform the updated Greater Cambridge Housing Trajectory, which will be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan. CTI is currently agreeing a Planning Performance Agreement ('PPA') with the Greater Cambridge Shared Planning ('GCSP') Area Team East. CTI intends to submit a planning application for the redevelopment of the site for research and development (R&D) / office uses in Use Class E(g) in 2024. This note should be read alongside the initial representations submitted to GCSP on 22 August 2023 (see Appendix 1).

1. The site is allocation R7 in the Cambridge Local Plan 2018, and has an indicative capacity of 123 dwellings. What progress has been made towards delivery of dwellings on this site?
2. When will the site become available for housing?
3. What are your intentions regarding securing a developer to bring forward the delivery of this site?

The site remains occupied by a number of long term leases, which mean that the site is not available for housing within the Local Plan period. Draft Policy S/LAC removes residential allocation R7: The Paddocks, 347 Cherry Hinton Road. The Local Plan First Proposals seeks to retain the site for employment, rather than it being released for residential uses. Based on the April 2023 Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report, the Greater Cambridge Councils jointly have 6.1 years of housing land supply for the 2023-2028 five year period. No allowance for housing on the Paddocks site has been made in the 2023 housing trajectory by 2041.

The removal of this residential allocation would therefore have no harm on GCSP's ability to meet their objectively assessed housing need.

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. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

CTI intends to submit a planning application for the redevelopment of the site for research and development (R&D) / office uses in Use Class E(g) in 2024. The intention is to submit a hybrid planning application, with full details for Phase 1 and outline details for the remaining phases. An initial pre-application meeting with GCSP took place on 20th September 2023. At this preapp, GCSP noted that the information provided in the initial representations was helpful and officers confirmed that GCSP are comfortable with the principle of the site remaining in employment use. CTI are currently agreeing a PPA with GCSP, with the next pre-application meeting targeted for March 2024.

6. When do you anticipate that construction of the first dwelling(s) will start on site?
7. When do you anticipate that the first dwelling(s) will be completed?
8. When do you anticipate that the development will be completed?
9. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

As noted above, the site is no longer considered suitable for housing. CTI agree that the site is suitable for redevelopment, but there is a stronger need to retain its employment use. Optimising the employment use of this brownfield site is a more sustainable use of the land. Table 1 below sets out the earliest dates the parts of the site could become potentially available for redevelopment. This should be read alongside the Phasing Plan included in the Initial Representations (Appendix 1). The existing site is split into Plots A-F. The majority of the site has existing occupiers. The proposed development is therefore split into phases, to follow when parts of the site could become available.

Plot	Development Phase	Site Availability for Development	Estimated Delivery Date
Plot A	Phase 1	2025	2027
Plot B	Phase 2	2028	2030
Plot C	Phase 3	2030	2032
Plot D	Phase 4	2033	2035
Plot E	Phase 4A	2038	2040
Plot F	Phase 2A	2028	2030

Table 1. Site availability for development

The Local Plan 2018 assumed the delivery of 123 dwellings on this site by 2031. The majority of the site would not be available for development until 2038, meaning the site would not make any contribution towards the Local Plan targets. No allowance for housing on the Paddocks site has been made in the 2023 housing trajectory by 2041. We therefore agree with the Council's view that the residential allocation on this site is not necessary. The Paddocks site is considered suitable, available and achievable to come forward as a phased redevelopment to provide employment uses. The early phases can be delivered to provide new employment space that will be designed to work alongside the existing employment uses of the site. The site should therefore be identified as an employment site that is suitable for redevelopment in the Local Plan.

11. 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 sites identified in the Local Plan will need to be deliverable over the plan period. Due to the existing occupiers of the site, some parts of the site would not be delivered by 2040 at the earliest. It is therefore considered more appropriate for the site to retain its employment land use. This would also support the future intensification of employment uses, which could be delivered before 2041.

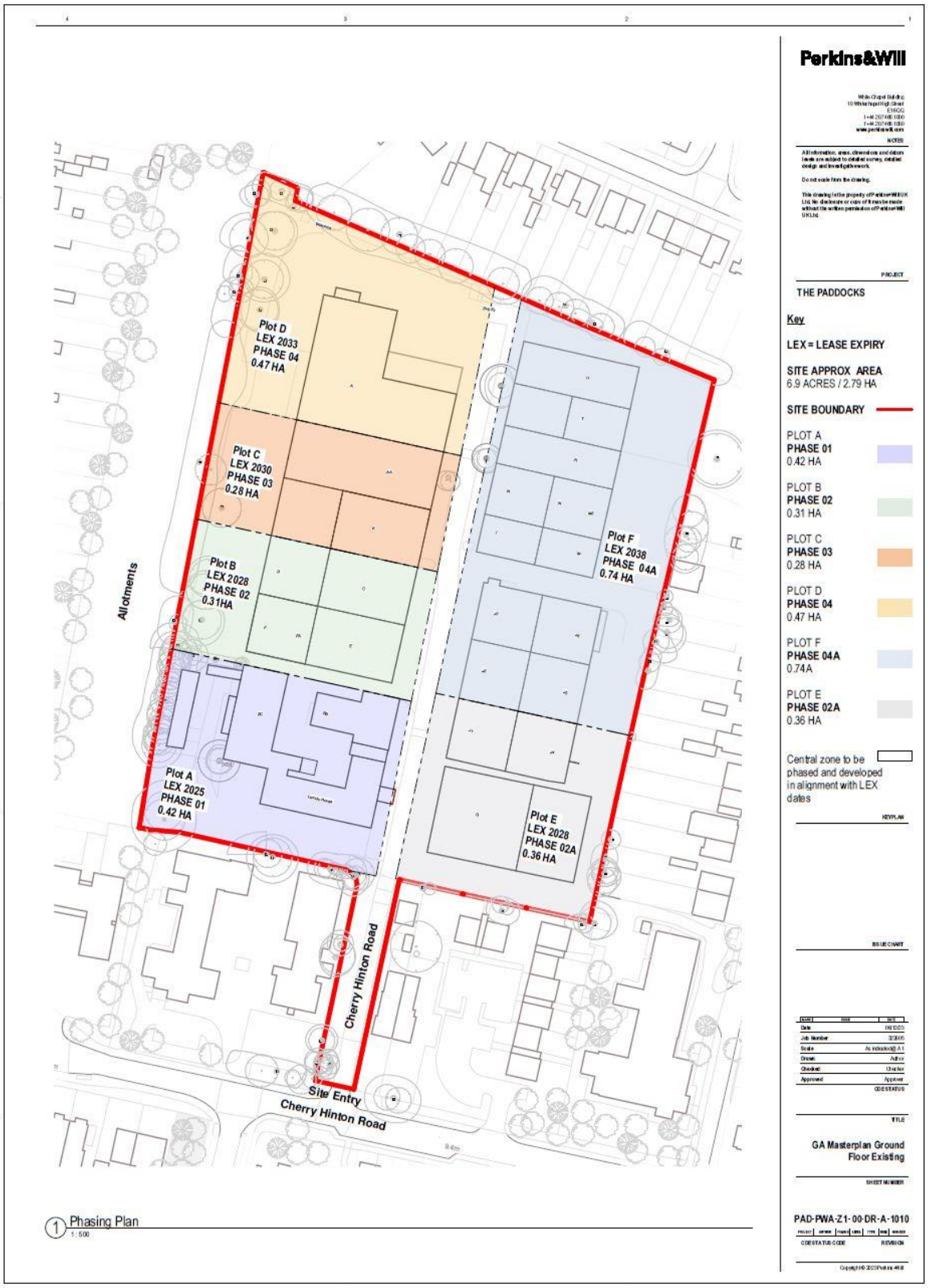
Conclusion

The Initial Representations (Appendix 1) provides evidence that the site could not support housing within the Local Plan period, and therefore GCSP's proposed approach to not carry forward the residential allocation in the current Local Plan for the Paddocks is justified. Active employment sites, located in sustainable locations are in short supply and therefore it is important to protect employment land use for site's such as this. The release of the current residential allocation in favour of retention of the site for employment uses is therefore proposed.

We respectfully request that the GCSP Local Plan and Planning Policy team take this note into consideration, in preparation of the Draft Greater Cambridge Local Plan. We will follow up with formal representations to the Regulation 18 Consultation, planned for

later this year. We would be happy to meet with GCSP to discuss these responses in further detail prior to the Regulation 18 Consultation, alongside PPA discussions on the emerging scheme proposals.

Phasing Plan from Appendix 1:



Response 2: 379-381 Milton Road, Cambridge

From: Brockton Everlast
Sent: 24 January 2024 18:23

1. The site is allocation M1 in the Cambridge Local Plan 2018, and has an indicative capacity of 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. What progress has been made towards delivery of dwellings on this site?

A design team is in place and initial design proposals are being progressed. This includes accommodating 95 residential units.

2. When will the site become available?

At this stage, our best estimate of when dwellings on the site could be delivered is 2032/33.

3. You previously advised that Brockton Everlast is a property investment and development company, and therefore that you would deliver the development yourselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Yes we would bring forward the development ourselves.

4. You previously advised that a design team had been appointed and that you were at the early stages of looking at initial design proposals for the site. Are you undertaking any other site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

See above.

5. You previously anticipated that your scheme for the site would include about 95 dwellings. Is that still your intention? If not, how many dwellings do you anticipate will be included in your proposed scheme for the site?

See above.

6. You previously anticipated that a planning application would be submitted in 2024, and that it is likely to be a full planning application. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

It is now likely that an application will not be made until 2025/26. It is still anticipated to be a full application.

7. You previously anticipated that construction would start on the first dwelling(s) in 2025. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

It is likely that construction would now commence in 2030.

8. You previously anticipated that the first dwelling(s) would be completed in 2027/2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

See above

9. You previously anticipated that the development would be completed in 2027/2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

See above

10. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

Not applicable

11. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Not applicable

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?

Not at this stage

Response 3: BT telephone exchange and car park, Long Road, Cambridge

From: Stantec
Sent: 19 February 2024 16:37

Our understanding is that nothing has changed from what was submitted previously.

The previous response for this site, received in January 2021, was:

1. What progress has been made towards delivery of 76 dwellings on the site?

The site is still occupied by existing businesses.

2. When will the site become available? Is it still anticipated not to be available until after 2031?

The Site is not anticipated to be available until after 2031.

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?

Not known at this stage.

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?

Not known at this stage.

5. When do you anticipate that a planning application will be submitted?

Not known at this stage.

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?

Not known at this stage.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Not known at this stage.

8. When do you anticipate that the first dwelling(s) will be completed?

Not known at this stage.

9. When do you anticipate that the development will be completed?

Not known at this stage.

10. How many dwellings do you anticipate will be completed each year?

Not known at this stage.

11. What are the anticipated completions for each of the next five years?

N/A

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

Response 4: Willowcroft, Histon Road, Cambridge – 137 & 143 Histon Road

From: Carter Jonas
Sent: 7 February 2024 16:50

1. The site forms part of allocation R2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 78 dwellings. What progress has been made towards delivery of dwellings on this site?

A planning application is in the process of being prepared and anticipated to be submitted in February-March this year.

2. When will the site become available for redevelopment for housing?

Subject to receiving planning permission (assumed to take approximately 4-6 months from submission, so around summer this year) development will commence at the earliest juncture, allowing for discharge of pre-commencement conditions this could be expected therefore to commence development around autumn this year.

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?

Several technical site assessments have been prepared, including trees, ecology, highways, drainage, contamination, noise and daylight / sunlight surveys. These indicate the site is developable subject to appropriate strategies and mitigation measures being in place.

4. How many dwellings do you anticipate can be accommodated on the undeveloped part of the allocation?

The proposed development scheme is at 71 dwellings. It should be noted that the remaining balance of the allocation has been built out at Greengates Court, but the emerging Greater Cambridge Local Plan had revised the site capacity with an uplift to an indicative 110 dwellings to make best use of the land and most efficient development.

5. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

February to March this year. Full application.

6. When do you anticipate that construction of the first dwelling(s) will start on site?

Autumn 2024

7. When do you anticipate that the first dwelling(s) will be completed?

Autumn 2025

8. When do you anticipate that the development will be completed?

Winter 2026

9. What are the anticipated completions for each of the next five years on the site?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 43
    - 1 April 2026 – 31 March 2027: 28
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

No

11. 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 5: Travis Perkins, Devonshire Road, Cambridge

From: Bidwells
Sent: 4 March 2024, 09:59

1. The site has full planning permission for demolition of the existing building and erection of two new buildings for 70 dwellings, and three new buildings for commercial and community uses, which was approved in May 2023. What progress is being made towards delivery of dwellings on the site?

Demolition works are commencing.

2. You previously advised that the landowner (First Base and RPMI Railpen) will be the developer for this scheme. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Socius Development is the Development Manager.

3. You previously anticipated that construction would start on the first dwelling(s) in April 2024. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Commencement of works June 2024.

4. You previously anticipated that the first dwelling(s) would be completed in December 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

February 2026.

5. You previously anticipated that the development would be completed in December 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

We anticipate that the residential element of the development will be completed by February 2026 but the entire development (including office/commercial space) is targeted for completion by May 2026.

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026: 70
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

- 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a

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?

Build cost inflation is currently high and additional requirements through building regulations and building safety act is making residential development very difficult to make viable. We are only able to overcome this through mixed-use development.

Response 6: Police Station, Parkside, Cambridge

From: Cambridgeshire Constabulary
Sent: 8 February 2024 12:23

1. The site is allocation M4 in the Cambridge Local Plan 2018, and has an indicative capacity of 50 dwellings. What progress has been made towards delivery of dwellings on this site?

Archaeological findings and investigations have been completed on the replacement site in Milton. Early works are underway with construction starting soon. Proposed completion end 2025. Currently scoping the options for delivery.

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.

3. What are your intentions regarding securing a developer to bring forward the delivery of this site?

A developer partner has not been appointed.

4. You previously advised that a building survey, structural engineers report and utilities investigations have all been undertaken. Are you undertaking any further site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not currently. Pre-application planning advice is likely to be sought in due course.

5. You previously anticipated that a planning application would be submitted in 2025. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

2026

6. You previously anticipated that construction would start on the first dwelling(s) in 2026. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

2026/27

7. You previously anticipated that the first dwelling(s) would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

2027/28

8. You previously anticipated that the development would be completed in 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

2028/29

9. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: TBA
    - 1 April 2028 – 31 March 2029: TBA

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

TBA

11. 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 consent/construction costs/level of demand/market.

Response 7a: Henry Giles House, Chesterton Road, Cambridge

From: Stantec
Sent: 19 February 2024 16:37

Our understanding is that nothing has changed from what was submitted previously.

The previous response for this site, received in February 2022, was:

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 into 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?

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: Longmead Capital
Sent: 26 February 2024 13:24

1. The forms part of allocation R4 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 48 dwellings. What progress has been made towards delivery of dwellings on the site?

At this moment in time, we are considering strategic options for the delivery of a residential planning application.

2. You previously advised that a planning permission was approved for extensions to Carlyle House to provide additional office space, and that you are intending to implement this planning permission. Is that still the intention?

The planning application is under consideration for implementation.

3. You previously advised that you intend to retain the building as office use in the short to medium term. Do you have any intentions to bring forward the site for housing?

We absolutely have an intention to bring the site forward for housing, however, the property is currently being marketed to office occupiers on short-term flexible leases.

If the answer to question 3 is no, you do not need to answer any further questions. However, if the answer to question 3 is yes, please could you answer the following questions:

4. When will the site become available for housing?

We do not anticipate that the site will be available for housing in the next period. However, we will still be working towards the delivery of housing over the coming period at Carlyle House.

5. Have any discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Is the expectation that the individual landowners would bring forward their individual elements separately?

Discussions have historically taken place between both parties. However, at this moment in time, we anticipate that the sites will be brought forward separately.

6. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?

Longmead is looking to bring forward the delivery of the site ourselves.

7. 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 had a number of feasibility studies from our architects along with planning advice to support this.

8. How many dwellings do you anticipate can be accommodated on the Carlyle House part of the allocation?

We anticipate that Carlyle House will deliver between 50-80 dwellings, subject to planning. However, as per our responses above, this will not be in the forthcoming period.

9. When do you anticipate that a planning application will be submitted for the redevelopment of this site for housing? Will the planning application be a full application or an outline application?

We anticipate a full application being submitted in the forthcoming period.

10. When do you anticipate that construction of the first dwelling(s) will start on site?

To be confirmed, subject to planning.

11. When do you anticipate that the first dwelling(s) will be completed?

To be confirmed, subject to planning.

12. When do you anticipate that the development will be completed?

To be confirmed, subject to planning.

13. What are the anticipated completions for each of the next five years on the Carlyle House part of this allocation?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

To be confirmed, subject to planning.

14. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

To be confirmed, subject to planning.

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?

The main constraints will be around cost inflation and the cost of debt in this inflationary and high interest economic environment. We are confident that these economic factors will have softened as we bring forward a scheme at Carlyle House, which will improve feasibility.

Response 8: 295 Histon Road, Cambridge

No response has been received from Laragh Homes.

Response 9: Betjeman House, Hills Road, Cambridge

From: Bidwells
Sent: 7 February 2024 10:52

1. The site is allocation M44 in the Cambridge Local Plan 2018, and has an indicative capacity of 156 dwellings. The site has an extant full planning permission for a mix of uses, including 156 dwellings. What progress is being made towards delivery of dwellings on this site?

The planning permission for the delivery of the 156 dwellings is no longer being pursued. See below.

2. The site also has full planning permission for the demolition of existing buildings, the construction of two new commercial buildings providing flexible commercial uses, and the refurbishment of the Flying Pig Public House. You previously advised that you are intending to implement this planning permission. Is that still the intention?

Yes. Following the grant of planning permission ref 20/03429/FUL (at appeal), a variation has been granted under S.73 ref 23/02071/S73. Notice has been served on the Council prior to the implementation of the S.73 permission and this is being advanced. It supersedes, in full, the 156 dwellings.

3. Do you have any intentions to bring forward the site for housing?

No. Please see above.

If the answer to question 3 is no, you do not need to answer any further questions. However, if the answer to question 3 is yes, please could you answer the following questions:

4. When will the site become available for housing?

5. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?

6. When do you anticipate that construction of the first dwelling(s) will start on site?

7. When do you anticipate that the first dwelling(s) will be completed?

8. When do you anticipate that the development will be completed?

9. What are the anticipated completions for each of the next five years on this development?

- 1 April 2024 – 31 March 2025:
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

11. 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 10a: Camfields Resource Centre, Ditton Walk, Cambridge

From: Carter Jonas
Sent: 25 January 2024 12:43

I am responding with regard to your enquiry about housing supply and when allocated site ‘Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk - Camfields Resource Centre’ is expected to be delivered. The live scheme you have referred to (ref: 23/04380/FUL) is being taken to Case Management next week on Tuesday 30th January. Once I am updated on the outcome of that meeting I will be able to answer your delivery timeline questions more accurately.

The questions sent to Carter Jonas were:

1. The site forms part of allocation R5 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 35 dwellings. The Council is considering a full planning application (23/04380/FUL) for 12 dwellings on this site. What progress is being made towards delivery of dwellings on this site?

2. When do you anticipate that construction of the first dwelling(s) will start on site?

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 on the Camfields Resource Centre part of this allocation?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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 11a: 149 Cherry Hinton Road, Cambridge

From: Carter Jonas
Sent: 23 January 2024 07:24

I can confirm that the former Swiss Laundry site at 149 Cherry Hinton has been redeveloped for employment purposes and this scheme has just recently completed on site. In this regard, there will be no residential units coming forward on this part of the allocation.

The questions sent to Carter Jonas were:

1. The site forms part of allocation R8 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 33 dwellings. What progress has been made towards delivery of dwellings on this site?

2. You previously advised you have secured planning permission for the rationalisation and enhancement of the existing commercial uses on the site, and that you are intending to implement this planning permission. Is that still the intention?

3. Do you have any intentions to bring forward the site for housing?

If the answer to question 3 is no, you do not need to answer any further questions. However, if the answer to question 3 is yes, please could you answer the following questions:

4. When will the site become available for housing?

5. Have any discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Is the expectation that the individual landowners would bring forward their individual elements separately?

6. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?

7. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

8. How many dwellings do you anticipate can be accommodated on the GCR CamProp Ten Ltd part of the allocation?

9. When do you anticipate that a planning application will be submitted for the redevelopment of this site for housing? Will the planning application be a full application or an outline application?

10. When do you anticipate that construction of the first dwelling(s) will start on site?

2. When do you anticipate that the first dwelling(s) will be completed?

11. When do you anticipate that the development will be completed?

12. What are the anticipated completions for each of the next five years on the GCR CamProp Ten Ltd part of this allocation?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

13. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

14. 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 11b: Telephone Exchange, Coleridge Road, Cambridge

From: Stantec
Sent: 20 February 2024 09:12

Our understanding is that nothing has changed from what was submitted previously.

The previous response for this site, received in January 2021, was:

1. What progress has been made towards delivery of 33 dwellings on the site?

None at this stage.

2. When will the site become available? Is it still anticipated not to be available until after 2031?

Still not anticipated to become available until after 2031.

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?

Not known at this stage.

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?

Not known at this stage.

5. When do you anticipate that a planning application will be submitted?

Not known at this stage.

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?

Not known at this stage.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Not known at this stage.

8. When do you anticipate that the first dwelling(s) will be completed?

Not known at this stage.

9. When do you anticipate that the development will be completed?

Not known at this stage.

10. How many dwellings do you anticipate will be completed each year?

Not known at this stage.

11. What are the anticipated completions for each of the next five years?

N/A

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

13. As this site has two landowners, please advise whether your response is (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership.

The number of dwellings reflects the allocation in the 2018 Local Plan, which is for both parts of the Site.

Response 12: Horizon Resource Centre, 285 Coldham's Lane, Cambridge

From: Cambridgeshire County Council
Sent: 5 February 2024 11:33

1. The site is allocation R11 in the Cambridge Local Plan 2018 and has an indicative capacity of 40 dwellings. What progress has been made towards delivery of dwellings on this site?

Position remains the same as the submitted response in February 2023.

2. You previously 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. Is that still the case? If not, when will the site become available?

Position remains the same as the submitted response in February 2023.

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?

Position remains the same as the submitted response in February 2023.

4. You previously advised that you were in early discussions with a developer, but also that it is likely you will secure outline planning permission before you sell on the site to a developer. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Position remains the same as the submitted response in February 2023.

5. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Position remains the same as the submitted response in February 2023.

6. You previously anticipated that construction would start on the first dwelling(s) in 2028. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Position remains the same as the submitted response in February 2023.

7. You previously anticipated that the first dwelling(s) would be completed in 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Position remains the same as the submitted response in February 2023.

8. You previously anticipated that the development would be completed in 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Position remains the same as the submitted response in February 2023.

9. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

Position remains the same as the submitted response in February 2023.

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Position remains the same as the submitted response in February 2023.

11. 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?

Position remains the same as the submitted response in February 2023.

The response received from Cambridgeshire County Council in February 2023 was:

1. The site is allocation R11 in the Cambridge Local Plan 2018 and has an indicative capacity of 40 dwellings. What progress has been made towards delivery of dwellings on this site?

The County Council is in early discussions with a developer about the site.

2. You previously 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. Is that still the case? If not, when will the site become available?

This is still the case. [REDACTED]

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 site assessment work undertaken at present.

4. You previously advised that in line with your disposal policy, it is likely that you will secure outline planning permission before you sell on the site to a developer. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The County Council is in early discussions with a developer about the site. The mechanism and point of sale will be part of that discussion.

5. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Unknown at present.

6. You previously anticipated that construction would start on the first dwelling(s) in 2028. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

No further information is available at present.

7. You previously anticipated that the first dwelling(s) would be completed in 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

No further information is available at present.

8. You previously anticipated that the development would be completed in 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

No further information is available at present.

9. What are the anticipated completions for each of the next five years on this development?

No further information is available at present.

10. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028? If not, please provide anticipated completions for each year.

No further information is available at present.

11. 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 further information is available at present.

Response 13: Cambridge Professional Development Centre, Foster Road, Cambridge

From: Cambridgeshire County Council
Sent: 27 February 2024, 14:24

1. The site is allocation R16 in the Cambridge Local Plan 2018 and has an indicative capacity of 67 dwellings. What progress has been made towards delivery of dwellings on this site?

Cambridgeshire County Council is not looking to deliver these units directly. The County is proposing to sell the property [REDACTED]. Negotiations on the terms of the sale are underway at present.

2. You previously advised that the site is currently in operational use, but that you will need to review and consider your operational requirements as part of the project to release the site for development. Is that still the case? If not, when will the site become available?

A review of the County's office portfolio is currently underway with a proposed implementation plan [REDACTED]. This project is currently being progressed though the appropriate governance structure and is subject to CCC Member approval.

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?

Not at present as the County is not looking to deliver these units directly nor obtain outline planning prior to disposal. The County is not aware of any further work being carried out by the potential purchaser from what was previously reported.

4. You previously advised that you were in early discussions with a developer, but also that it is likely you will secure outline planning permission before you sell on the site to a developer. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The County is no longer intending to secure outline planning prior to disposal. Please see response under Point 1 with regard to securing a 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?

Unknown at present.

6. You previously anticipated that construction would start on the first dwelling(s) in 2028. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

No further information is available at present. The exact construction programme would be down to the developer.

7. You previously anticipated that the first dwelling(s) would be completed in 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

No further information is available at present. The exact construction programme would be down to the developer.

8. You previously anticipated that the development would be completed in 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

No further information is available at present. The exact construction programme would be down to the developer.

9. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028: Rate to be determined by Developer
    - 1 April 2028 – 31 March 2029: Rate to be determined by Developer

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

No further information is available at present. Rate to be determined by Developer

11. 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 further information is available at present.

Response 10b: Oil Depot, Ditton Walk, Cambridge

From: Motor Fuel Group
Sent: 29 January 2024 12:03

The site is still let to Certas for us as an oil depot until 2036. Certas have chosen to leave 2 of their other depots they rent from us recently so they may choose to vacate Cambridge early but realistically we can't commit to anything until 2036 when their lease expires.

The questions sent to Motor Fuel Group were:

1. The site forms part of allocation R5 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 35 dwellings. What progress has been made towards delivery of dwellings on this site?

2. You previously advised that the site is currently leased and would not become available until 2036. Is that still the case? If not, when will the site become available?

3. You previously advised that it is likely that you will secure planning permission before you sell on the site to a developer. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

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. How many dwellings do you anticipate can be accommodated on the Oil Depot part of the allocation?

6. You previously advised that you have no intention of submitting a planning application until at least 2035. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

7. When do you anticipate that construction of the first dwelling(s) will start on site?

8. When do you anticipate that the first dwelling(s) will be completed?

9. When do you anticipate that the development will be completed?

10. What are the anticipated completions for each of the next five years on the Oil Depot part of this allocation?

- 1 April 2024 – 31 March 2025:
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:

11. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 14a: Clifton Road Industrial Estate

From: Deloitte
Sent: 2 February 2024 11:56

1. Clifton Road Industrial Estate (owned by Cambridge City Council, leased to USS) and Rustat House (owned by USS) form part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

USS has selected a development advisor who is looking at the viability of a comprehensive development of the site, this work is underway. Initial presentations are likely to be made to the council in h1 2024.

2. You previously advised that the landowners would bring forward their land separately, but that the landowners have been engaging with each other and therefore this may change in the future. Have any further discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Or is the expectation still that the individual landowners would bring forward their individual elements separately?

Currently it is intended that individual landowners will bring forward their land separately, but this may change in the future. Landowners have been and will continue to be engaged with each other.

3. You previously advised that the site would become available in phases, with the first phase being available from 2027/2028. Is this still the case? If not, when will the site become available for housing?

The first phase of development commencement is planned for 2028/29.

4. You previously advised that USS had selected a development advisor, but that USS will be the developer. Is that still your intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Currently it is expected that USS will be the developer but this may change in the future.

5. You previously advised that you would be undertaking a site assessment in 2023. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

An initial site assessment has been undertaken and a more detailed assessment is now underway, it is expected that the residential numbers will be circa 180-280 units of rental accommodation.

6. You previously anticipated that the Clifton Road Industrial Estate (including Rustat House) part of the allocation could accommodate 200-550 dwellings. Is this still the anticipated number of dwellings for this part of the site?

It is anticipated that 180 - 280 dwellings could be accommodated on the site as part of a comprehensive mixed-use development. A more accurate number can be provided once the site assessment work has been completed.

7. You previously anticipated that an outline/hybrid planning application would be submitted in 2024/2025. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

2024/25/26 – Depends on a delivery route that is presently being assessed.

8. What is your anticipated programme for the delivery of the first phase of dwellings? In particular:
    a. You previously anticipated that a reserved matters or full planning application(s) for the first phase of dwellings would be submitted in 2024/2025. Is that still the intention? If not, when do you anticipate that a reserved matters or full planning application(s) for the first phase of dwellings will be submitted?

    2025/26

    b. How many dwellings do you anticipate the first phase will accommodate?

    Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030's.

    c. You previously anticipated that construction would start on the first dwelling(s) in 2027/2028. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

    Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030's.

    d. You previously anticipated that the first dwelling(s) would be completed in 2027/2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030's.

e. When do you anticipate that the first phase of dwellings will be completed?

Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030's.

9. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
    a. You previously anticipated that a reserved matters or full planning application(s) would be submitted in 2027/2028. Is that still the intention? If not, when do you anticipate that a reserved matters or full planning application(s) will be submitted for each phase?

    Hybrid application submitted 2025/26

    b. How many dwellings do you anticipate each phase will accommodate?

    180-280 units in phase 2

    c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

    Early 2030s

    d. When do you anticipate that the first dwelling(s) in each phase will be completed?

    Early 2030s

    e. When do you anticipate that each phase of dwellings will be completed?

    Early 2030s

10. You previously anticipated that around 100 dwellings a year would be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

Around 100 per year, this may vary depending on the design, phasing and mix of uses etc.

11. You previously anticipated that the development would be completed in 2032/2033. Is that still the intention? If not, when do you anticipate that the development will be completed?

2035

12. What are the anticipated completions for each of the next five years on the Clifton Road Industrial Estate (including Rustat House) part of the allocation?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

13. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Around 100 per year, this may vary depending on the design, phasing and mix of uses etc – construction expected to commence in early 2030s.

14. 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 site is subject to the usual development risks and viability which will be under regular assessment.

Response 14b: Clifton Court, Cambridge

From: Dencora
Sent: 29 January 15:13

1. Clifton Court (owned by Cambridge City Council, leased to SJK) forms part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

No progress has been made – SJK's position remains that the value of Clifton Court continues to be enhanced for its current use. Consistently good occupational demand supports this approach.

2. You previously advised that no discussions had taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole. Is that still the case? Is the expectation still that the individual landowners would bring forward their individual elements separately?

We have made contact with USS who own much of Clifton Road but at this stage we understand that both they and we see continued value and future income in our respective holdings and redevelopment for residential use doesn't maximise the value of either.

3. You previously advised that you do not intend to bring Clifton Court forward for an alternative use at this time as the market demand remains strong for the existing office use. Is this still the intention? If not, when will the site become available for housing?

It remains the case that demand is strong for offices in this location.

4. You previously advised that you have development expertise inhouse so would bring forward any development yourselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

No change.

5. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No, we haven't and there are no plans to do so.

6. How many dwellings do you anticipate can be accommodated on the Clifton Court part of the allocation?

N/A.

7. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

N/A

8. When do you anticipate that construction of the first dwelling(s) will start on site?

N/A

9. When do you anticipate that the first dwelling(s) will be completed?

N/A

10. When do you anticipate that the development will be completed?

N/A

11. What are the anticipated completions for each of the next five years on the Clifton Court part of this allocation?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

None anticipated.

12. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

13. 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?

Residential land values in the area are not high enough to justify redevelopment from office use.

Response 14c: Royal Mail Sorting Office, Cambridge

From: Royal Mail
Sent: 31 January 2024 21:06

There is no change in Royal Mail's position since our agents, Cushman & Wakefield, last updated the Council in June 2023.

Response from Cushman & Wakefied (June 2023):

Cambridge Delivery Office (DO), Clifton Road, Cambridge is owned freehold by Royal Mail (RMG). The site is included within the M2 mixed-use allocation of the adopted Local Plan (2018).

The Delivery Office is occupied and the site not available for redevelopment.
There are no plans to vacate Cambridge DO in the medium or long term (including up to 2041).

Cambridge DO: Delivery offices are of strategic importance to Royal Mail in fulfilling its statutory duties for mail collection and delivery. Cambridge DO accepts mail before sorting and distributing it within the local area. Vehicular access for Royal Mail vehicles (7.5-tonne delivery lorries and standard vans) is from Clifton Road into a yard area and Delivery Office. The site is responsible for operational delivery vehicles, with members of staff employed at the site and responsible for the loading and unloading of mail. Throughout the day, mail arrives, is unloaded and sorted in the service yard, and then reloaded onto delivery vehicles for their rounds. Introduction of noise sensitive uses (e.g. residential) in close proximity to the yard area. To ensure any wider redevelopment within the Industrial Estate is fully integrated with existing uses, the agent of change principle at paragraph 187 of the NPPF (2021) should be considered - "Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed".

The questions sent to Royal Mail were:

1. The Royal Mail Sorting Office (owned by Royal Mail Group) forms part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

2. Have any discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Is the expectation that the individual landowners would bring forward their individual elements separately?

3. When will the site become available for redevelopment?

4. What are your intentions regarding securing a developer to bring forward the delivery of this site?

5. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

6. How many dwellings do you anticipate can be accommodated on the Royal Mail Sorting Office part of the allocation?

7. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

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. What are the anticipated completions for each of the next five years on the Royal Mail Sorting Office part of this allocation?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

12. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

13. 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 14d: Unit 2 Clifton Way, Cambridge

From: Landsec U+I
Sent: 20 February 2024 13:23

1. Unit 2 Clifton Way (owned by Landsec / U+I, leased to Pickfords) forms part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

No material progress has been made towards the delivery of dwellings on the site. High level feasibility work was undertaken in 2023 to assess the re-development potential of the wider Cambridge Leisure site as a whole (including Unit 2 Clifton Way land). A variety of uses have been explored, at present residential use is not considered appropriate for the site given the wider uses proposed, however I would stress we are still at a feasibility stage.

2. Have any discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Is the expectation that the individual landowners would bring forward their individual elements separately?

Initial discussions have taken place with USS who are the leaseholders of land which also sits within the M2 allocation. Discussions have been high level and limited to agreeing principals for how the two masterplans might coordinate effectively in urban design terms. The current expectation is that the individual landowners would bring forward their individual elements separately.

3. You previously advised that the site could become available for redevelopment from February 2026. Is that still the case? If not, when will the site become available for redevelopment?

That is correct.

4. You previously advised that Landsec / U+I is likely to be one of the delivery partners. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

That is still the intention as at present.

5. You previously advised that high level feasibility work has been undertaken to assess the viability of alternative uses on the Cambridge Leisure site as a whole (including Unit 2 Clifton Way), and that a variety of uses have been explored, including some form of residential. Have you undertaken any further site

assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

We completed feasibility work in 2023 exploring capacity and vision for the site. A wide mix of uses were explored for the site (including residential). Following the feasibility it was concluded that residential may not sit as comfortably as alternative uses for the site given the adjacencies with some of the other proposed uses (including Cambridge Junction which has licencing arrangements which allow them to be open until at least 4am most nights.

6. You previously anticipated that the Unit 2 Clifton Way part of the allocation could accommodate c100 dwellings. Is this still the anticipated number of dwellings for this part of the site?

From a capacity perspective this is still likely the case, however please see comments above.

7. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

We are considering a planning application across the whole Cambridge Leisure Site (including Unit 2, Clifton Way), however this is subject to us agreeing commercial terms with the freeholder (Cambridge City Council), to vary the existing lease arrangements. Subject to agreed commercial terms we would envisage an application in early 2026.

8. When do you anticipate that construction of the first dwelling(s) will start on site?

n/a (development proposals don't currently envisage resi)

9. When do you anticipate that the first dwelling(s) will be completed?

n/a (development proposals don't currently envisage resi)

10. When do you anticipate that the development will be completed?

n/a (development proposals don't currently envisage resi)

11. What are the anticipated completions for each of the next five years on the Unit 2 Clifton Way part of this allocation?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

12. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a (development proposals don’t currently envisage resi)

13. 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 (development proposals don’t currently envisage resi)

Response 15: 82-88 Hills Road and 57-63 Bateman Street, Cambridge

From: Bidwells
Sent: 5 February 2024 11:31

1. The site is allocation M5 in the Cambridge Local Plan 2018, and has an indicative capacity of 20 dwellings. What progress has been made towards delivery of dwellings on this site?

Trinity Hall are currently retaining the existing uses on the site but are in the process of considering redevelopment options. 20 dwellings is the initial assessment of capacity from the SHLAA. The final number may be greater or smaller depending on detailed assessment and detailed design.

2. You previously advised that site would become available before 2031. Is this still the intention? If not, when will the site become available for housing?

It is still anticipated that the site will become available before 2031.

3. What are your intentions regarding securing a developer to bring forward the delivery of this site?

To be confirmed.

4. You previously advised that initial feasibility studies have been undertaken. Are you undertaking any further site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Initial feasibility studies have been undertake and detailed site assessment will follow.

5. You previously anticipated that a planning application would be submitted within the next 10 years. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Within the next 10 years. Type of application to be confirmed.

6. You previously anticipated that construction would start on the first dwelling(s) in the next 10 years. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Within the next 10 years.

7. You previously anticipated that the first dwelling(s) would be completed in the next 10 years. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Within the next 10 years.

8. You previously anticipated that the development would be completed in the next 10 years. Is that still the intention? If not, when do you anticipate that the development will be completed?

Within the next 10 years.

9. What are the anticipated completions for each of the next five years on this development?

20 dwellings, within the next 10 years, based on initial assessment in the SHLAA. Final number may be greater or smaller depending on detailed assessment and detailed design.

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

11. 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 16a: 636-656 Newmarket Road and East Barnwell Community Centre, Cambridge

From: Cambridge City Council – on behalf of all the landowners: Cambridge City Council, Greater Cambridge Housing Development Agency, Cambridge Investment Partnership, Cambridgeshire County Council and the Churches Trust
Sent: 27 February 2024 17:10

1. 636-656 Newmarket Road (owned by Cambridge City Council) and East Barnwell Community Centre (owned by Cambridgeshire County Council) are two areas of land that form part of allocation R6 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 75 dwellings. A full planning application for 120 dwellings, new community centre, library, pre-school, shops and/or café and/or commercial space, following the demolition of buildings (including 18 dwellings) is being considered by the Council. What progress is being made towards delivery of the redevelopment of 636-656 Newmarket Road and East Barnwell Community Centre?

A Planning Application has been made for part of the site (636-656) Newmarket Road in conjunction with the regeneration of the adjacent Local Centre and relocation of the Bowls Club. As part of the agreements that are in place to facilitate this the County Council Community Centre site will also come forward under a separate planning application. We are in continuing discussions with Christ the Redeemer Church and the Diocese of Ely regarding the site of the Church and the Vicarage. We are looking to make a further planning application in 2024/25.

We do not anticipate that the former Methodist Church, now a Spiritualist Centre, will form part of this development.

2. We understand that Cambridge City Council and Cambridgeshire County Council are working together to redevelop 636-656 Newmarket Road and East Barnwell Community Centre, along with the bowls club site and local centre, but that the redevelopment proposals do not include all areas of land within allocation R6. Have any discussions taken place with the landowners of the remaining areas of land within the allocation about redeveloping the site as a whole? Or is the expectation that those other landowners would bring forward their individual elements separately?

Please see 1 above. I have not recently been in touch with the Spiritualist Centre but their position was pretty clear when I last spoke to them.

3. When will the land become available for redevelopment:
    a. at the bowls club site?

September 2024

b. at 636-656 Newmarket Road and the local centre?

September 2026

c. at East Barnwell Community Centre?

September 2026

4. What is your anticipated programme for the delivery of dwellings on the bowls club site? In particular:
    a. When do you anticipate that construction will start on the first dwelling(s)?

    December 2024

    b. When do you anticipate that the first dwelling(s) will be completed?

    December 2026

    c. When do you anticipate that this part of the development will be completed?

    December 2026

5. What is your anticipated programme for the delivery of dwellings at 636-656 Newmarket Road and the local centre? In particular:
    a. When do you anticipate that construction will start on the first dwelling(s)?

    December 2026

    b. When do you anticipate that the first dwelling(s) will be completed?

    December 2028

    c. When do you anticipate that this part of the development will be completed?

    December 2028

6. What is your anticipated programme for the delivery of dwellings at East Barnwell Community Centre? In particular:
    a. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
    b. How many dwellings do you anticipate can be accommodated on the East Barnwell Community Centre part of the allocation?

c. When do you anticipate that construction will start on the first dwelling(s)?

   December 2026

d. When do you anticipate that the first dwelling(s) will be completed?

   December 2028

e. When do you anticipate that this part of the development will be completed?

   December 2028

7. What are the anticipated completions for each of the next five years for the bowls club site?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027: 54
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

8. Are the anticipated completions for 2029-2030 onwards for the bowls club site at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

9. What are the anticipated completions for each of the next five years for 636-656 Newmarket Road and the local centre?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029: 66

10. Are the anticipated completions for 2029-2030 onwards at 636-656 Newmarket Road and the local centre at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

The above figures do not include the Christ the Redeemer and Vicarage sites. The built from has not been determined – say +30 in 2028-29

11. What are the anticipated completions for each of the next five years for East Barnwell Community Centre?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:

- 1 April 2027 – 31 March 2028: 9
- 1 April 2028 – 31 March 2029:

12. Are the anticipated completions for 2029-2030 onwards for East Barnwell Community Centre at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

No

13. 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 Planning Application for the Bowls Club site has been submitted and the funding is in place for this and takes into account delivering the Community Centre site. Pre-application discussions have taken place to reduce the planning risk in relation to this application.

Discussions are now re-starting with Christ the Redeemer Church and the Diocese of Ely. The principal challenge is viability - to deliver a new Church and a return to the Diocese and produce a viable scheme.

Response 16b: Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Newmarket Road, Cambridge

From: Diocese of Ely/The Churches Trust
Sent: 15 February 2024 16:01

Further to our brief conversation just now, to confirm, you are expecting a response from Cambridge City Council on the questions asked below.

Note: see Response 16a.

The questions sent to the Diocese of Ely/ The Churches Trust were:

1. The land at Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall forms part of allocation R6 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 75 dwellings. What progress has been made towards delivery of dwellings on the Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall site?

2. When will the site become available for redevelopment for housing?

3. Have any discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Is the expectation that the individual landowners would bring forward their individual elements separately?

4. What are your intentions regarding securing a developer to bring forward the delivery of this site?

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. How many dwellings do you anticipate can be accommodated on the Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall part of the allocation?

7. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

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. What are the anticipated completions for each of the next five years on the Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall part of this allocation?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

12. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

13. 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 16c: Cambridge Spiritualist Centre, Newmarket Road, Cambridge

No response has been received from the Cambridge Spiritualist Centre.

Response 17: 315-349 Mill Road and Brookfields, Cambridge

No response has been received from Cambridgeshire Community Services NHS Trust.

Response 18: Grange Farm, off Wilberforce Road, Cambridge

From: Shrimplin Planning and Development
Sent: 8 February 2024 17:03

The target completion date is still June 2024. The whole development will be completed at the same time.

The questions sent to Shrimplin Planning and Development were:

1. The site has full planning permission for the demolition of existing buildings/structures (including a bungalow) and the erection of college accommodation in the form of 39 townhouses and 'family' houses, and is under construction. At March 2023, our monitoring recorded that the existing buildings (including a bungalow) had been demolished, and all 39 new townhouses and 'family' houses were under construction.
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

2. You previously anticipated that the development would be completed in June 2024. 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 on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Response 19: Orchard Park - parcel L2

From: Hill
Sent: 5 February 2024 13:09

1. The site has full planning permission for 75 dwellings, and is under construction. At March 2023, our monitoring recorded that all 75 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        75

2. You previously anticipated that the first dwelling(s) would be completed in December 2023. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

February 2024

3. You previously anticipated that the development would be completed in February 2024. 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 on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

N/A

Response 20: Orchard Park - parcel Com4

From: 29 Architecture and Planning
Sent: 22 February 2024 07:18

1. The site has full planning permission for 80 dwellings. A material start has been made on site and therefore the planning permission remains extant. We are aware that you have lodged an appeal on your application (22/03407/S73) to vary conditions on the permission to remove the basement parking. What progress is being made towards delivery of dwellings on the site?

Despite a material start being made no decision will be taken on progressing the development of the site until the outcome of the appeal is known due to the viability of bringing the scheme forward in the current economic state within the United Kingdom.

2. Allowing for the uncertainty due to the appeal, when do you anticipate that construction will start on the first dwelling(s)?

Construction has begun but has been put on hold until such time the appeal has been decided.

3. Allowing for the uncertainty due to the appeal, when do you anticipate that the first dwelling(s) will be completed?

Unknown at this time, should the appeal be granted the developer will likely progress with the development and we would expect the first dwelling to be completed by 2028. If the appeal is dismissed the client will likely put the project on hold

4. Allowing for the uncertainty due to the appeal, when do you anticipate that the development will be completed?

As above, 2028 if the appeal is approved. Unknown if it is dismissed.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

As above

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

As above

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?

Our client has expressed dissatisfaction with the S73 application being refused as the basis of the application was to reduce build costs given current market conditions making the proposals unviable for delivery. If the S73 application had been approved our client would have progressed on site with speed. Unfortunately, until such time the appeal is decided, our client cannot commit to the delivery of the project.

Allocations on the Cambridge Fringe

Response 21a: Lots M1 & M2, North-West Cambridge (Eddington)

From: Hill
Sent: 27 February 2024 09:24

1. Lots M1/M2 have detailed planning permission for 249 dwellings and are under construction. At March 2023, our monitoring recorded that all 121 dwellings had been completed in Cambridge, 85 dwellings had been completed in South Cambridgeshire, 29 dwellings were under construction in South Cambridgeshire, and 14 dwellings had not been started in South Cambridgeshire.
    a. Which plots had been completed by 31 December 2023?

        224 units complete, 25 remaining in South Cambridgeshire

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        17 will be complete with 8 remaining

2. You previously anticipated that Lots M1/M2 would be completed by November 2023. Have Lots M1/M2 been completed? If not, when do you anticipate that Lots M1/M2 will be completed?

The scheme will be complete 30 April 2024

3. What are the anticipated completions for each of the next five years on Lots M1/M2?
    - 1 April 2024 – 31 March 2025: 8 completions, all units on scheme complete
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

N/A all complete

Response 21b: Lot M3, North-West Cambridge (Eddington)

From: Hill
Sent: 27 February 2024 09:24

1. Lot M3 has detailed planning permission for 106 dwellings. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on Lot M3?

Concrete frame is near completion and brickwork, Metsec has just started.

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

1st fix M&E has started i.e internal SVPs

3. When do you anticipate that the first dwelling(s) will be completed?

January 2025

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None

5. You previously anticipated that Lot M3 would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that Lot M3 will be completed?

M3 planned completion is September 2025

6. What are the anticipated completions for each of the next five years on Lot M3?
    - 1 April 2024 – 31 March 2025: 10 units
    - 1 April 2025 – 31 March 2026: 96 units plus 1no commercial unit (shell and core)
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

N/A all complete by then.

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?

Not at present

Response 21c: Lots M4 & M5, North-West Cambridge (Eddington)

From: Bidwells
Sent: 7 February 2024 11:32

1. Lots M4 & M5 have detailed planning permission for 160 dwellings, which was approved in April 2023. What progress is being made towards delivery of dwellings on Lots M4 & M5?

Enabling works have commenced and demolition has been concluded.

2. 2. You previously anticipated that construction would start on the first dwelling(s) on Lots M4 & M5 in Q2 2024. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Start on site is now anticipated to be Q3 2024.

3. 3. You previously anticipated that the first dwelling(s) would be completed on Lots M4 & M5 in Q3 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes this is still the case.

4. You previously anticipated that Lots M4 & M5 would be completed in 2028. Is that still the intention? If not, when do you anticipate that Lots M4 & M5 will be completed?

Anticipated completion is in FY2028 as below.

5. What are the anticipated completions for each of the next five years on Lots M4 & M5?
   - 1 April 2024 – 31 March 2025: nil
   - 1 April 2025 – 31 March 2026: 42
   - 1 April 2026 – 31 March 2027: 58
   - 1 April 2027 – 31 March 2028: 40
   - 1 April 2028 – 31 March 2029: 20

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

See above.

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 21d: Lots S1 & S2, North-West Cambridge (Eddington)

From: Bidwells
Sent: 5 February 13:53

1. Lots S1 & S2 have detailed planning permission for 373 dwellings. At March 2023, our monitoring recorded that all 373 dwellings had not been started. What progress is being made towards delivery of dwellings on Lots S1 & S2?

Construction commenced in October 2023, but there have not been any completions yet.

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Foundations commenced on the first dwellings in Q4 2023.

3. When do you anticipate that the first dwelling(s) will be completed?

Q1 2025

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        N/A

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None

5. You previously anticipated that Lots S1 & S2 would be completed in Q3 2025. Is that still the intention? If not, when do you anticipate that Lots S1 & S2 will be completed?

Q4 2025

6. What are the anticipated completions for each of the next five years on Lots S1 & S2?
    - 1 April 2024 – 31 March 2025: 26 dwellings
    - 1 April 2025 – 31 March 2026: 347 dwellings (complete)
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

No

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?

None

Response 21e: Lot S3, North-West Cambridge (Eddington)

From: Hill
Sent: 27 February 2024 09:24

1. Lot S3 has detailed planning permission for 186 dwellings and is under construction. At March 2023, our monitoring recorded that 142 dwellings had been completed and 44 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        All Units complete.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None, already complete.

2. You previously anticipated that Lot S3 would be completed in July 2023. Has Lot S3 been completed? If not, when do you anticipate that Lot S3 will be completed?

Complete.

3. What are the anticipated completions for each of the next five years on Lot S3?

Already completed.

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

N/A already completed.

Response 21f: Lot 4, North-West Cambridge (Eddington)

From: Hill
Sent: 27 February 2024 09:24

1. Lot 4 has detailed planning permission for 88 dwellings and is under construction. At March 2023, our monitoring recorded that all 88 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None

2. When do you anticipate that the first dwelling(s) will be completed on Lot 4?

December 2024

3. When do you anticipate that Lot 4 will be completed?

31 March 2025

4. What are the anticipated completions for each of the next five years on Lot 4?
    - 1 April 2024 – 31 March 2025: 88 plots, all units
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

N/A all complete

Response 21g: North-West Cambridge (Eddington) – remainder

From: University of Cambridge
Sent: 27 February 2024 09:26

Following our meeting last week, please find the attached indicative housing delivery for NW Cambridge, which was submitted to the Local Plan team to inform the Local Plan drafting. The indicative programme was based on an additional 1500 dwellings, above the 3,000 consented. The University believe they can deliver more than this, but from our discussions you are only interested in the remaining numbers to be delivered from the 3,000 allocation.

The draft programme below is what the University have shared with Greater Cambridge Shared Planning, as a starting point for discussions, which will be formalised through a PPA. The programme is our best estimate, but it may be revised.

Work Stages	Programme
a. Procurement & Housing Needs a. Appoint professional team b. Prepare Housing Needs Assessment	Q1-Q2 2024
b. Feasibility & Viability Review a. Feasibility and viability review of Site Masterplan and associated site strategies b. Prepare Planning Performance Agreement and agree with Greater Cambridge Shared Planning c. Commencement of pre-application process, stakeholder engagement and Public Consultation	Q2-Q3 2024
c. Master Plan Fix	Q4 2024
d. Outline Planning Application Preparation a. Prepare the Outline Planning Application including environmental assessment b. Continuation of pre-application process c. Stakeholder engagement and Public Consultation d. Design review	Q4 2024- Q3 2025
e. Outline Planning Application Submission	Q3 2025
f. Planning Approval	2026

The main constraints to delivery are:

- Water is the biggest planning unknown at present,
- The above programme is not certain and will be dependent on the support for densification and the resources of Greater Cambridge Shared Planning,
- Power, and
- Transport strategy for Cambridge.

4.0 Masterplan Design Strategy
4.9 Phasing and housing delivery

Indicative housing delivery programme

The densified masterplan follows a similar phasing and delivery strategy to the consented permission, taking into account the updated housing mix and quantum per plot.

Key drivers are to deliver housing as quickly as possible, minimize the impact on the occupied phases from construction traffic, utilising existing construction access for as long as possible and accelerate construction of new sports pitch and Huntington Road Junction.

Enabling earthworks and construction access is programmed to run concurrently with new junction works, minimising the use of completed roads for construction traffic.

Delivery of sports and allotments will coincide with the relevant housing delivery to ensure all plots and phases meet the required open space needs.

The detailed breakdown opposite indicates a plot by plot delivery programme against the indicative densified masterplan.

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Construction start on site	X													
Phase 2a														
Earthworks and construction perio	x	x	x	x										
Plot 7														
Market housing				166										
KWH units available				0										
Plot 11														
Market housing				75										
KWH units available				33										
Plot 12														
Market housing				0										
KWH units available				138										
Plot 13														
Market housing					23									
KWH units available					50									
Plot 14														
Market housing					0									
KWH units available					157									
Phase 2b														
Extended Earthworks package	x	x												
Construction period		x	x	x										
Plot 6														
Market housing					82									
KWH units available					61									
Plot 5														
Senior living														
Plot 4														
Market housing						0								
KWH units available						181								
Plot 10														
Market housing						21								
KWH units available						132								
Plot 3														
Market housing							0							
KWH units available							145							
Plot 2														
Market housing							0							
KWH units available							183							
Plot 9														
Market housing						103								
KWH units available						194								
Phase 2c														
Plot 1														
Market housing							200							
KWH units available							0							
Plot 8														
Market housing								256						
KWH units available								0						
Phase 3														
Earthworks						x								
Construction						x	x	x	x					
Plot 15														
Student accomodation	*								259	259	259	259		
KWH units available														
Plot 16														
Market housing									76					
KWH units available									191					
Plot 17														
Market housing									20					
KWH units available									163					
Plot 18														
Market housing										233				
KWH units available										0				
Total units available p.a.														
Market housing	0	0	0	241	105	124	200	256	96	233	0	0	0	0
KWH units available (excl. Studen	0	0	0	171	268	507	328	0	354	0	0	0	0	0
Total units available cumulative														
Market housing	0	0	0	241	346	470	670	926	1022	1255	1255	1255	1255	1255
KWH units available	0	0	0	171	439	946	1274	1274	1628	1628	1628	1628	1628	1628

The questions sent to the University of Cambridge were:

1. The site is allocated in the North West Cambridge Area Action Plan, and had outline planning permissions for up to 3,000 dwellings. Lot 1 (117 dwellings), lot 2 (264 dwellings), lot 3 (232 dwellings), and lot 8 (73 dwellings) have been completed. Lots M1 & M2 (249 dwellings), lot M3 (106 dwellings), lots M4 & M5 (160 dwellings), lots S1 & S2 (373 dwellings), lot S3 (186 dwellings), and lot 4 (88 dwellings) all have detailed planning permission. The period for submission of reserved matters under the original outline planning permissions has now expired. What progress is being made towards delivery of dwellings on the remaining parcels at Eddington (where there is no reserved matters permission)?

2. You previously advised that you will submit new outline planning applications for phases 2 and 3 of Eddington, that will be informed by the policy direction for North West Cambridge in the emerging Greater Cambridge Local Plan. Are you undertaking any site assessment work to inform the new outline planning applications for the site? If so, what assessments are being undertaken?

3. When do you anticipate that the new outline planning applications will be submitted?

4. What is your anticipated programme for the delivery of future parcels of dwellings? In particular:
    a. When do you anticipate that each parcel will be released to the market?
    b. When do you anticipate that a development partner will be appointed for each parcel?
    c. When do you anticipate that a reserved matters planning application(s) or full planning application(s) will be submitted for each parcel?
    d. How many dwellings do you anticipate each parcel will accommodate? What will the split in the dwellings be between Cambridge and South Cambridgeshire?
    e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?
    f. When do you anticipate that the first dwelling(s) in each parcel will be completed?
    g. When do you anticipate that each parcel of dwellings will be completed?

5. How many dwellings do you anticipate will be completed each year at Eddington? How many sales outlets do you anticipate?

6. What are the anticipated completions for each of the next five years at Eddington (where there is no reserved matters permission)? Please provide details for Cambridge and South Cambridgeshire individually.
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028? If not, please provide anticipated completions for each year and individually for Cambridge and South Cambridgeshire.

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?

Response 22a: BDW2, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson.

Response 22b: BDW3, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson.

Response 22c: BDW4, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson.

Response 22d: BDW5&6, NIAB (Darwin Green)

From: Barratt David Wilson Homes
Sent: 12 February 2024 15:54

1. BDW5&6 has detailed planning permission for 410 dwellings and is under construction. At March 2023, our monitoring recorded that 7 dwellings (show homes) had been completed, 107 dwellings were under construction, and the remaining 296 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

    24 completions by 31/12/23

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

    11 expected to be completed by end of March 2024

2. When do you anticipate that BDW5&6 will be completed?

June 2030

3. What are the anticipated completions for each of the next five years on BDW5&6?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

We forecast on a July to June basis as per our financial year calendar so based on this:
- June 24 – 76
- June 25 – 52
- June 26 – 72
- June 27 – 50
- June 28 – 50
- June 29 – 55
- June 30 – 55

But please feel free to extrapolate the figures to suit your April-March year.

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

As above

Response 23: Land at National Institute of Agricultural Botany, Huntingdon Road, Cambridge

No response has been received from Carter Jonas.

Response 24: NIAB 2 & 3 (Darwin Green 2 & 3)

From: Bidwells
Sent: 5 February 2024 11:07

My client BDW Trading Limited is unable to answer these questions at this stage. No progress can be made to the delivery of dwellings on site until planning permission has been granted. As you acknowledge the planning application has been appealed for non-determination by the local planning authority and the appeal has been recovered by the Secretary of State for the Department of Levelling Up, Housing and Communities. If planning permission is granted the development programme will follow on from that decision and we do not at present know when that will be. In addition we do not know which conditions will be imposed on the planning permission and how these will affect the development programme. BDW Trading Limited will be happy to engage with your questions if and when planning permission has been granted.

The questions sent to Bidwells were:

1. The site is allocated for approximately 1,000 dwellings. An outline planning application for up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works was submitted in May 2022 and is subject to an appeal due to non-determination within the statutory timescales. What progress has been made towards the delivery of dwellings on the site?

2. If the appeal is allowed, will Barratts / David Wilson Homes deliver all the phases / parcels? If not, what are your intentions regarding securing developers to bring forward the delivery of specific phases / parcels?

3. If the appeal is allowed, what is your anticipated programme for the discharge of conditions and the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
    a. You previously anticipated that a reserved matters planning application for initial infrastructure would be submitted in June 2024. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?
    b. You previously anticipated that construction would start on the initial infrastructure in June 2025. Is that still the intention? If not, when do you anticipate that construction of initial infrastructure will start on site?
    c. You previously anticipated that the initial infrastructure would be completed in June 2026. Is that still the intention? If not, when do you anticipate that the initial infrastructure will be completed?

4. If the appeal is allowed, what is your anticipated programme for the delivery of the Phase I? In particular:
    a. You previously anticipated that a reserved matters planning application for Phase I would be submitted in June 2024. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for Phase I will be submitted?
    b. You previously anticipated that Phase I would include 250 dwellings. Is that still your intention? If not, how many dwellings do you anticipate Phase I will accommodate?
    c. You previously anticipated that construction on the first dwelling(s) on Phase I would start in June 2025. Is that still your intention? If not, when do you anticipate that construction will start on the first dwelling(s) on Phase I?
    d. You previously anticipated that the first dwelling(s) on Phase I would be completed in June 2026. Is that still your intention? If not, when do you anticipate that the first dwelling(s) on Phase I will be completed?
    e. You previously anticipated that Phase I would be completed in June 2028. Is this still your intention? If not, when do you anticipate that Phase I will be completed?

5. If the appeal is allowed, what is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
    a. You previously anticipated that reserved matters applications would be submitted for Phase II in December 2024, Phase III in June 2025, and Phase IV in December 2025. Is that still your intention? If not, when do you anticipate that a reserved matters planning application(s) will be submitted for each phase?
    b. You previously anticipated that each phase would accommodate 250 dwellings. Is that still your intention? If not, how many dwellings do you anticipate each phase will accommodate?
    c. You previously anticipated that construction would start on Phase II in December 2025, Phase III in June 2026, and Phase IV in December 2026. Is that still your intention? If not, when do you anticipate that construction will start on the first dwelling(s) for each phase?
    d. You previously anticipated that the first dwelling(s) on each phase would be completed on Phase II in December 2027, Phase III in June 2028, and Phase IV in December 2028. Is that still your intention? If not, when do you anticipate that the first dwelling(s) in each phase will be completed?
    e. You previously anticipated that each phase of development would be completed as follows: Phase II in December 2029; Phase III in June 2030; and Phase IV in December 2030. Is that still your intention? If not, when do you anticipate that each phase of dwellings will be completed?

6. You previously anticipated that the site would deliver 100-150 dwellings a year across 1-4 sales outlets. If the appeal is allowed, is that still your intention? If not,

how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

7. If the appeal is allowed, what are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

8. If the appeal is allowed, are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028? If not, please provide anticipated completions for each year.

Response 25a: Phase 1a, Marleigh

From: Hill
Sent: 9 February 2024 17:23

1. Phase 1A has detailed planning permission for 239 dwellings and is under construction. At March 2023, our monitoring recorded that 187 dwellings had been completed, 16 dwellings were under construction, and the remaining 36 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        195

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        4

2. You previously anticipated that Phase 1A would be completed in 2027. Is that still the intention? If not, when do you anticipate that Phase 1A will be completed?

Yes

3. What are the anticipated completions for each of the next five years on Phase 1A?
    - 1 April 2024 – 31 March 2025: 20
    - 1 April 2025 – 31 March 2026: 15
    - 1 April 2026 – 31 March 2027: 5
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 25b: Phase 1b, Marleigh

From: Hill
Sent: 9 February 2024 17:23

1. Phase 1B has detailed planning permission for 308 dwellings and is under construction. At March 2023, our monitoring recorded that 50 dwellings had been completed, 38 dwellings were under construction, and the remaining 220 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        91

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        8

2. You previously anticipated that Phase 1B would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that Phase 1B will be completed?

Yes

3. What are the anticipated completions for each of the next five years on Phase 1B?
    - 1 April 2024 – 31 March 2025: 60
    - 1 April 2025 – 31 March 2026: 60
    - 1 April 2026 – 31 March 2027: 60
    - 1 April 2027 – 31 March 2028: 29
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 25c: Phase 2, Marleigh

From: Hill
Sent: 9 February 2024 17:23

1. Phase 2 has detailed planning permission for 421 dwellings and is under construction. At March 2023, our monitoring recorded that 17 dwellings had been completed, 186 dwellings were under construction, and the remaining 218 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        28

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        15

2. You previously anticipated that Phase 2 would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that Phase 2 will be completed?

Yes

3. What are the anticipated completions for each of the next five years on Phase 2?
    - 1 April 2024 – 31 March 2025: 95
    - 1 April 2025 – 31 March 2026: 95
    - 1 April 2026 – 31 March 2027: 95
    - 1 April 2027 – 31 March 2028: 93
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 25d: Phase 3, Marleigh

From: Hill
Sent: 9 February 2024 17:23

1. The whole of the Marleigh development has outline planning permission, and on Phase 3 a reserved matters application (23/04930/REM) for 332 dwellings and a full planning application (23/04936/FUL) for a further 91 dwellings are being considered by the Council. What progress is being made towards delivery of Phase 3?

Planning applications submitted. Target is to secure consent at the JDCC in 2024 (date TBC).

2. When do you anticipate that construction will start on the first dwelling(s) on Phase 3?

STP - 2026

3. When do you anticipate that the first dwelling(s) will be completed on Phase 3?

STP - 2026/27

4. When do you anticipate that Phase 3 will be completed?

STP - 2032

5. What are the anticipated completions for each of the next five years on Phase 3?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 30
   - 1 April 2027 – 31 March 2028: 100
   - 1 April 2028 – 31 March 2029: 100

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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 existing North Works will need to be relocated, demolished and remediated before Phase 3 commences.

Response 26: Land North of Cherry Hinton

Bellway Homes were sent separate questionnaires for the first phase, second phase and the remainder of the site. However, they responded to the second phase questionnaire with answers for the whole site. Their responses and the three sets of questions are set out below.

The questions sent for the Second Phase, Land North of Cherry Hinton were:

From: Bellway Homes
Sent: 29 January 2024 12:36

1. The site has outline planning permissions for a maximum of 1,200 homes, and a reserved matters planning application for 136 dwellings on the second phase is being considered by the Council. What progress is being made towards delivery of dwellings on this phase?

Our ref: 22/04037/REM
Our ref: 22/05037/REM

The first relevant application that has been consented is “Planning reference number 22/05037/REM” for 351 dwellings. Whilst under a separate application, 9 dwellings of the 351 has been fully competed. Furthermore some 50 dwellings are currently in construction at various stages. We have to legally complete on 20 dwellings for our financial year end which is July 2024. 50% of these will be social and 50% will be private sale.

2. You previously anticipated that construction would start on the first dwelling(s) on the second phase in late 2025. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) on the second phase?

This is the 136 dwelling application you refer to, which will go to committee in March 2024, currently no build progress is being made on this. Our intent now, due to the economic slowdown, is to delay works on that side of the development, in favour of building out the full extent of the before mentioned application, as well as advancing a new application for phase 3 (local centre), which we aim to submit in the next year or so (early 2025). In short the logic is to focus our attentions on the east of the development for a little longer before substantial costs need to be expended to get to the Coldhams lane side of the site.

3. You previously anticipated that the first dwelling(s) on the second phase would be completed in summer 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on the second phase will be completed?

As stated under point 2, our current estimate is that the first legal completion from Phase 2, will be circa mid-2027. Please note however that we are primarily changing the area of delivery, and not so much the numbers of delivery. Although given the recent market situation, we have reduced them slightly.

4. When do you anticipate that the second phase will be completed?

NA - 2029??

The build phase order is currently projected as follows.

1. Phase 1
2. Phase 5
3. Phase 3
4. Phase 2

5. What are the anticipated completions for each of the next five years on the second phase?
    - 1 April 2024 – 31 March 2025: 100
    - 1 April 2025 – 31 March 2026: 100
    - 1 April 2026 – 31 March 2027: 125
    - 1 April 2027 – 31 March 2028: 150
    - 1 April 2028 – 31 March 2029: 150

Targets only. Note that I think you should avoid looking at the phases, but rather focus on the unit numbers. With a scheme of this nature it is quite common to flip phases, so whilst I am stating my current intentions, market conditions have a nasty habit of forcing your hand in directions not previously considered. It is in my business interest to maintain a steady and plentiful delivery, and generally we will plan around making sure that can be done. We are less concerned about where they come from off the site.

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Yes. If all goes to plan we have to maximise at 150 dwellings per annum at the consented tenure split. Traditionally this would be quite a challenge for any developer but we hope that with the addition of a second, satellite sales outlet on the east of the site, that this may be achieved. Our current build programme takes us to 2033.

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?

- Build cost inflation has been quite extraordinary. Under normal circumstance HPI will negate these losses but on this occasion, we feel there is a relative lag, and that the industry has not quite caught up.
- Cambridge specific design enhancements through planning. Whist there was a relative understanding of what to expect, it has resulted in a substantial departure from our traditional volume housebuilder norms, which at times were quite difficult to manage. Whist many would argue this as a positive, there has been multiple occasions where the implications were considered punitive, and the impact on our business was substantial. For the most part we were however able to find common ground and we are very satisfied with the environment and product that has been created through a process of collaboration with the LPA.
- Sales conditions have been less than ideal across the industry, although we have only recently launched and our results have been relatively positive.
- The above affects all players and as a business we are well placed to navigate our way through this. The good news is that we are very clearly seeing economic green shoots and our outlook remains positive to deliver a very successful scheme that would contribute very favourably to the Cambridge landscape.

The questions sent for the First Phase, Land North of Cherry Hinton were:

1. Land north of Cherry Hinton (first phase) has detailed planning permission for 351 dwellings, with 95 dwellings in Cambridge and 256 dwellings in South Cambridgeshire. What progress is being made towards delivery of dwellings on this phase?

2. You previously anticipated that construction would start on the first dwelling(s) on the first phase in April/May 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s) on the first phase?

3. You previously anticipated that the first dwelling(s) on the first phase would be completed in March 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on the first phase will be completed?

4. If the first dwelling(s) on the first phase has been completed:
    a. Which plots had been completed by 31 December 2023? Please provide details for Cambridge and South Cambridgeshire individually.
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024? Please provide details for Cambridge and South Cambridgeshire individually.

5. You previously anticipated that the first phase would be completed in late 2026. Is that still the intention? If not, when do you anticipate that the first phase will be completed?

6. What are the anticipated completions for each of the next five years on the first phase? Please provide details for Cambridge and South Cambridgeshire individually.
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year. Please provide details for Cambridge and South Cambridgeshire individually.

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 questions sent for Cambridge East - Land North of Cherry Hinton (remaining phases) were:

1. The site has 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. The first phase has detailed planning permission for 351 dwellings. A reserved matters planning application for 136 dwellings on the second phase is being considered by the Council. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters permission or planning application submitted)?

2. Detailed planning permissions for infrastructure works including internal roads, pumping station, cycleways and pedestrian routes, landscaping and drainage were approved in April 2023. What progress is being made in delivering this infrastructure, in particular:
    a. You previously anticipated that construction would start on this infrastructure in spring 2023. Has construction of this infrastructure started on site? If not, when do you anticipate that construction will start on this infrastructure?
    b. You previously anticipated that the first phase of this infrastructure would be completed in December 2023. Has this first phase of infrastructure been completed? When do you anticipate that the remainder of this infrastructure will be completed?

3. The adopted Local Plans anticipate that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. Is that still the intention? If not, how many dwellings do you anticipate will be within

Cambridge and how many dwellings do you anticipate will be in South Cambridgeshire?

4. What is your anticipated programme for the delivery of future parcels of dwellings (where there is no reserved matters permission or planning application submitted)? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?
    b. How many dwellings do you anticipate each parcel will accommodate? What will the split in the dwellings be between Cambridge and South Cambridgeshire?
    c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?
    d. When do you anticipate that the first dwelling(s) in each parcel will be completed?
    e. When do you anticipate that each parcel of dwellings will be completed?

5. You previously anticipated that up to 150 dwellings a year will be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year?

6. What are the anticipated completions for each of the next five years on this development (where there is no reserved matters permission or planning application submitted)? Please provide details for Cambridge and South Cambridgeshire individually.
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 27a: Trumpington Meadows – Lots 1-5

From: Barratt David Wilson Homes
Sent: 22 January 2024 16:31

1. Lots 1-5 have detailed planning permission for 353 dwellings and are under construction. At March 2023, our monitoring recorded that all 29 dwellings had been completed in South Cambridgeshire, 312 dwellings had been completed in Cambridge, and 12 dwellings were under construction in Cambridge.
    a. Which plots had been completed by 31 December 2023?

        29 South Cambs and 312 Cambridge

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0 Cambridge

2. You previously anticipated that Lots 1-5 would be completed by December 2023. Have Lots 1-5 been completed? If not, when do you anticipate that Lots 1-5 will be completed?

3. What are the anticipated completions for each of the next five years on Lots 1-5?
    - 1 April 2024 – 31 March 2025: 12 Cambridge and then all plots will be completed
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

Response 27b: Trumpington Meadows – Lots 10 & 11

From: Barratt David Wilson Homes
Sent: 22 January 2024 16:34

1. Lots 10 & 11 have detailed planning permission for 392 dwellings and are under construction. At March 2023, our monitoring recorded that all 327 dwellings had been completed in South Cambridgeshire, 39 dwellings had been completed in Cambridge, and 26 dwellings were under construction in Cambridge.
    a. Which plots had been completed by 31 December 2023?

    26 Cambridge and now all plots are completed.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

2. You previously anticipated that Lots 10 & 11 would be completed in 2023-2024. Have Lots 10 & 11 been completed? If not, when do you anticipate that Lots 10 & 11 will be completed?

3. What are the anticipated completions for each of the next five years on Lots 10 & 11?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

Response 28: Land north of Worts' Causeway

No response has been received from CALA Homes.

Response 29a: Land south of Worts' Causeway (first phase)

No response has been received from This Land.

Response 29b: Land south of Worts' Causeway (second phase)

From: Carter Jonas
Sent: 20 February 2024 19:00

1. The site has outline planning permission for up to 230 dwellings. What progress is being made towards the delivery of 150 dwellings on the second phase of this development?

Extensive pre application discussion have been held and reserved matters are to be submitted in the next 4 weeks or so.

2. When do you anticipate that a reserved matters planning application(s) will be submitted?

March 2024

3. When do you anticipate that construction will start on the first dwelling(s)?

Quarter 4 2024

4. When do you anticipate that the first dwelling(s) will be completed?

Quarter 4 2025

5. When do you anticipate that this second phase will be completed?

CIP are responsible for delivering Phase 3 for 150 dwellings, this should be reported as a single phase. Expected to be completed by 2028

6. What are the anticipated completions for each of the next five years on this second phase?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 20
   - 1 April 2026 – 31 March 2027: 65
   - 1 April 2027 – 31 March 2028: 65
   - 1 April 2028 – 31 March 2029: 0

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Not applicable

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?

None at this stage that are not being addressed through the reserved matters themselves. Note Phase 3 is served by Phase 1 Infrastructure delivered by a Third Party (This Land) however we anticipate that the required infrastructure servicing our parcel is in place by Quarter 4 2024 to allow us to hit our commencement date. This is all on the basis of a successful Reserved Matters approval by July 2024.

Allocations at New Settlements

Response 30a: Northstowe – Phase 1 – parcel H3

From: Taylor Wimpey
Sent: 24 January 2024 14:28

1. Parcel H3 has detailed planning permission for 40 dwellings and is under construction. At March 2023, our monitoring recorded that 33 dwellings had been completed and the 7 remaining dwellings had not been started. We understand that the final 7 dwellings will be constructed where the sales centre is currently located.
    a. Which plots had been completed by 31 December 2023?

        Plots 8-40

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        No additional

2. When do you anticipate that Parcel H3 will be completed?

June 2024

3. What are the anticipated completions for each of the next five years on Parcel H3?
    - 1 April 2024 – 31 March 2025: 7 plots
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 30b: Northstowe – Phase 1 – parcels H5 & H6

From: Vistry
Sent: 7 February 2024 12:37

1. Parcels H5 & H6 have detailed planning permission for 240 dwellings and are under construction. At March 2023, our monitoring recorded that 167 dwellings had been completed, 14 dwellings were under construction, and the remaining 59 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        April-Dec 2023 6 legal completions (Parcel H6 completed)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0 plots anticipated for legal completion.

2. You previously anticipated that that Parcels H5 & H6 would be completed in October 2024. Is that still the intention? If not, when do you anticipate that Parcels H5 & H6 will be completed?

Parcel H6 completed, Parcel H5 anticipated to be completed Q4 2025.

3. What are the anticipated completions for each of the next five years on Parcels H5 & H6?
    - 1 April 2024 – 31 March 2025: 49
    - 1 April 2025 – 31 March 2026: 24
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Response 30c: Northstowe – Phase 1 – parcel H7

No response has been received from the housebuilder.

Response 30d: Northstowe – Phase 1 – parcel H12

From: Vistry
Sent: 8 February 2024 17:07

5. Parcel H12 has detailed planning permission for 271 dwellings and is under construction. At March 2023, our monitoring recorded that 236 dwellings had been completed, 15 dwellings were under construction and the remaining 20 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        From April-Dec 2023, a further 7 plots have been completed.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        4 plots

6. You previously anticipated that Parcel H12 would be completed in December 2023. Has Parcel H12 been completed? If not, when do you anticipate that Parcel H12 will be completed?

December 2024

7. What are the anticipated completions for each of the next five years on Parcel H12?
    - 1 April 2024 – 31 March 2025: 24
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Response 30e: Northstowe – Phase 1 – parcel H13

From: Taylor Wimpey
Sent: 22 February 2024 15:57

1. Parcel H13 has detailed planning permission for 92 dwellings and is under construction. At March 2023, our monitoring recorded that 55 dwellings had been completed and the remaining 37 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        65 of the 92

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        6 more plots

2. When do you anticipate that Parcel H13 will be completed?

Dec 2024

3. What are the anticipated completions for each of the next five years on parcel H13?
    - 1 April 2024 – 31 March 2025: 21
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

Response 31a: Northstowe – Phase 2a

From: Homes England
To: 9 February 2024 09:40

1. Phase 2A has detailed planning permission for 406 dwellings and non-residential floorspace. At March 2023, our monitoring recorded that 43 dwellings had been completed and the remaining 363 dwellings had not been started. What progress is being made towards delivery of dwellings on Phase 2A?

This remains the case – please see below responses for explanation.

2. You previously advised that the remainder of Phase 2A (363 dwellings) would be re-tendered with the aim of selecting a new development partner by the end of 2023. Has a new development partner been selected? If not, what are your intentions regarding securing a developer to bring forward the delivery of the remainder of Phase 2A?

A new development partner has not been selected at the time of writing. A decision has been made to split the remainder of Phase 2A into two sub phases (2A1 and 2A2). The development capacity estimate has been reduced based on market feedback – although we believe that we can make up any shortfall across the rest of Phase 2. We are currently out to tender to find a development partner for Phase 2A1 estimated at 190 homes. 2A2 is anticipated to follow in the near future with an estimate of 110 homes.

3. You previously anticipated that construction would start on the first dwelling(s) on the remainder of Phase 2A in 2024. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) on the remainder of Phase 2A?

Currently estimated as June 2026

4. You previously anticipated that the first dwelling(s) on the remainder of Phase 2A would be completed in 2025-2026. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed on the remainder of Phase 2A?

Now estimated as End 2026/Early 2027

5. When do you anticipate that the remainder of Phase 2A will be completed?

2030-31

6. What are the anticipated completions for each of the next five years on the remainder of Phase 2A?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 46
    - 1 April 2027 – 31 March 2028: 72
    - 1 April 2028 – 31 March 2029: 102

Note: see also anticipated completions for Phase 2A in Response 31c.

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

No If not, please provide anticipated completions for each year. 2029-2030 completions 40 homes and 2030-2031 completions 40 homes

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?

Market resistance to higher density/flatted development. Development density reduced across this parcel.

Response 31b: Northstowe – Phase 2b

From: Homes England
Sent: 13 February 2024 10:04

1. Phase 2B has detailed planning permission for 300 dwellings and non-residential floorspace. At March 2023, our monitoring recorded that all 300 dwellings had not been started. What progress is being made towards delivery of dwellings on Phase 2B?

118 plots are in progress, 10 plots being actively marketed, 6 plots sold and complete, 1 plot sold prior to completion, 5 plots completed but not sold.

2. We understand that construction has started on Phase 2B. When do you anticipate that construction will start on the first dwelling(s) on Phase 2B?

This has already commenced.

3. When do you anticipate that the first dwelling(s) will be completed on Phase 2B?

First plots are complete on site - 11 plots complete to date.

4. When do you anticipate that Phase 2B will be completed?

1 July 2029

5. What are the anticipated completions for each of the next five years on Phase 2B?
    - 1 April 2024 – 31 March 2025: 70
    - 1 April 2025 – 31 March 2026: 130
    - 1 April 2026 – 31 March 2027: 190
    - 1 April 2027 – 31 March 2028: 250
    - 1 April 2028 – 31 March 2029: 298

Please note figures are cumulative.

Note: see also anticipated completions for Phase 2B in Response 31c.

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

2 final completions

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?

Market sales conditions will govern. There is insufficient data to ascertain impact if any.

Response 31c: Northstowe – Phase 2 – remainder

From: Homes England
Sent: 4 March 2024 10:05

1. 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, and 706 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within Phase 2 (where there is no reserved matters permission)?

Development partners are currently being sought for Parcel C2 (130 homes) and 2A1 (190 homes). Partner soon to be sought for parcel 2C.

2. You previously advised that strategic infrastructure has been delivered in the central and eastern parts of Phase 2 connecting these areas to the bus, road, cycle and pedestrian networks, drainage and utilities. What is your anticipated programme for the discharge of conditions and the delivery of any further infrastructure necessary to enable further dwellings to be delivered on Phase 2? In particular:
    a. You previously anticipated a reserved matters application for further infrastructure would be submitted by March 2024. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for this infrastructure will be submitted?

       Reserved Matters submissions already made for two significant earthworks packages to enable housing parcels and community infrastructure to be delivered.

    b. You previously anticipated that construction of this infrastructure would start in March 2025. Is that still your intention? If not, when do you anticipate that construction of this infrastructure will start on site?

       Work to commence this calendar year.

    c. You previously anticipated that this infrastructure would be completed in September 2026. Is that still your intention? If not, when do you anticipate that this infrastructure will be completed?

       Yes

3. We understand that pre-application discussions are underway for Phase 2C. What is your anticipated programme for the delivery of Phase 2C? In particular:
    a. Has a development partner been selected for Phase 2C?

Not at the time of writing.

When do you anticipate that a reserved matters planning application(s) will be submitted for Phase 2C?

June 2026

b. How many dwellings do you anticipate Phase 2C will accommodate?

415

c. When do you anticipate that construction will start on the first dwelling(s) on Phase 2C?

April 2027

d. When do you anticipate that the first dwelling(s) will be completed on Phase 2C?

End 2027

e. When do you anticipate that Phase 2C will be completed?

2031

4. 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 chosen for future parcels? If not, what are your intentions regarding securing developers to bring forward the delivery of Phase 2?

See answer 1.

5. What is your anticipated programme for the delivery of future parcels of dwellings within Phase 2? In particular:
    a. When do you anticipate that each parcel will be released to the market?

    C2 and 2A1 already being marketed.

    b. When do you anticipate that a development partner will be appointed for each parcel?

    C2 and 2A1 - Nov 2024

c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

   C2 and 2A1 – March 2025

d. How many dwellings do you anticipate each parcel will accommodate?

   See answer 1

e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

   C2 March 2026 / 2A1 June 2026

f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

   End 2026

g. When do you anticipate that each parcel of dwellings will be completed?

   2028

6. You previously anticipated that 250-300 dwellings a year will be completed on Phase 2. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on Phase 2? How many sales outlets do you anticipate for Phase 2?

Yes (including parcels with and without RM approval)

7. What are the anticipated completions for each of the next five years on Phase 2 (where there is no reserved matters permission)?

See attached Northstowe housing trajectory.

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Typically 250 homes per year.

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?

N/a

Northstowe Housing Trajectory from Homes England

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Phase	**Total**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040+**
Phase 2A(1A)	**43**			19	24																	
Phase 2B	**300**					30	40	60	60	60	48	2										
Phase C2	**130**								50	50	30											
Phase 2A 1	**190**								50	70	70											
Phase 2A 2	**110**										30	40	40									
Phase 2C	**415**									55	70	100	100	90								
Remaining Phase 2	**2,312**											100	135	200	275	275	275	275	275	252	250	
Phase 3A1	**880**										50	100	100	100	100	100	100	100	100	30		
Phase 3A2	**780**											50	100	100	100	100	100	100	100	30		
Remaining Ph3A	**2,340**																					2340
Phase 3B	**1,000**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		1000
Total Nr. Units	**8,500**	**0**	**0**	**19**	**24**	**30**	**40**	**60**	**160**	**235**	**298**	**392**	**475**	**490**	**475**	**475**	**475**	**475**	**475**	**312**	**250**	**3,340**
Cumulative		**0**	**0**	**19**	**43**	**73**	**113**	**173**	**333**	**568**	**866**	**1,258**	**1,733**	**2,223**	**2,698**	**3,173**	**3,648**	**4,123**	**4,598**	**4,910**	**5,160**	**8,500**

Response 32a: Northstowe – Phase 3a

From: Homes England
Sent: 15 February 2024 15:31

1. The site has outline planning permission 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. What progress is being made towards delivery of dwellings on Phase 3a?

Programme of Key Stage 1 Design Code meetings commenced.

2. You previously advised that some of the infrastructure for Phase 3a has already been consented and you previously advised that it has almost been completed. What is your anticipated programme for the discharge of conditions and the delivery of any further infrastructure necessary to enable dwellings to be delivered on Phase 3a? In particular:
    a. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

       2025

    b. When do you anticipate that construction of infrastructure will start on site?

       2026

    c. When do you anticipate that the infrastructure will be completed?

       2028

3. A condition on the outline planning permission requires that prior to the consideration of any reserved matters applications for each key phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first key phase of the development?

See answer 1

4. 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 chosen for any parcels within Phase 3a? No If not, what are your intentions regarding securing developers to bring forward the delivery of Phase 3a?

To commence selection 2027

5. What is your anticipated programme for the delivery of the first parcel of dwellings within Phase 3a? In particular:
    a. When do you anticipate that the first parcel will be released to the market?

        Early 2027

    b. When do you anticipate that a development partner will be appointed for the first parcel?

        Late 2027

    c. When do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?

        2027/28

    d. How many dwellings do you anticipate the first parcel will accommodate?

        Unknown – Key stage 1 to include circa 1660 homes

    e. When do you anticipate that construction will start on the first dwelling(s)?

        2028

    f. When do you anticipate that the first dwelling(s) will be completed?

        2029

    g. When do you anticipate that the first parcel of dwellings will be completed?

        2032

6. What is your anticipated programme for the delivery of subsequent parcels of dwellings within Phase 3a? In particular:
    a. When do you anticipate that each parcel will be released to the market?

        + 5 years

    b. When do you anticipate that a development partner will be appointed for each parcel?

        + 5 years

c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

+ 5 years

d. How many dwellings do you anticipate each parcel will accommodate?

Unknown

e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

+ 5 years

f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

+ 5 years

g. When do you anticipate that each parcel of dwellings will be completed?

+ 5 years

7. You previously anticipated that 250-300 dwellings a year will be completed on Phase 3a.
   a. Is that still the intention?

      Yes

   b. If not, how many dwellings do you anticipate will be completed each year on Phase 3a? How many sales outlets do you anticipate for Phase 3a?

      Unknown

8. What are the anticipated completions for each of the next five years on Phase 3a?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 0
   - 1 April 2028 – 31 March 2029: 50

Note: see also anticipated completions for Phase 3a in Response 31c.

9. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Increasing to 250-300 homes p/a

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

Response 32b: Northstowe – Phase 3b

From: Homes England
Sent: 15 February 2024 14:51

1. The site has outline planning permission for up to 1,000 homes, a primary school, secondary mixed use zone, open space and landscaped areas, and engineering and infrastructure works. What progress is being made towards delivery of dwellings on Phase 3b?

No significant progress.

2. What is your anticipated programme for the discharge of conditions and the delivery of any infrastructure necessary to enable dwellings to be delivered on Phase 3b? In particular:
    a. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

        + 5 years (permission allows 9 years for submission of first RM)

    b. When do you anticipate that construction of infrastructure will start on site?

        + 5 years

    c. When do you anticipate that the infrastructure will be completed?

        + 5 years

3. A condition on the outline planning permission requires that prior to the consideration of any reserved matters applications for each key phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first key phase of the development?

No significant progress

4. 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 chosen for any parcels within Phase 3b? If not, what are your intentions regarding securing developers to bring forward the delivery of Phase 3b?

No. To seek a partner in + 5 years

5. What is your anticipated programme for the delivery of the first parcel of dwellings within Phase 3b? In particular:
    a. When do you anticipate that the first parcel will be released to the market?

        + 5 years

    b. When do you anticipate that a development partner will be appointed for the first parcel?

        + 5 years

    c. When do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?

        + 5 years

    d. How many dwellings do you anticipate the first parcel will accommodate?

        + 5 years

    e. When do you anticipate that construction will start on the first dwelling(s)?

        + 5 years

    f. When do you anticipate that the first dwelling(s) will be completed?

        + 5 years

    g. When do you anticipate that the first parcel of dwellings will be completed?

        + 5 years

6. What is your anticipated programme for the delivery of subsequent parcels of dwellings within Phase 3b? In particular:
    a. When do you anticipate that each parcel will be released to the market?

        + 5 years

    b. When do you anticipate that a development partner will be appointed for each parcel?

        + 5 years

c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

+ 5 years

d. How many dwellings do you anticipate each parcel will accommodate?

+ 5 years

e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

+ 5 years

f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

+ 5 years

g. When do you anticipate that each parcel of dwellings will be completed?

+ 5 years

7. You previously anticipated that 250-300 dwellings a year will be completed on Phase 3b.
    a. Is that still the intention?

    Yes

    b. If not, how many dwellings do you anticipate will be completed each year on Phase 3b?

    N/a

    c. How many sales outlets do you anticipate for Phase 3b?

    unknown

8. What are the anticipated completions for each of the next five years on Phase 3b?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

Note: see also anticipated completions for Phase 3b in Response 31c.

9. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/a

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?

No

Response 33: Northstowe – Land west of Station Road, Longstanton

From: Endurance Estates
Sent: 27 January 2024 17:48

The position at Land west of Station Road, Longstanton is as follows:

Following the continued market uncertainty in the aftermath of the Liz Truss Government we are continuing to seek a purchaser for the Site. The Site is now back on the market, parties are actively interested and we hope to have chosen our preferred bidder alongside the landowners within the next month (Feb-March 2024). Subject to contracts being agreed in the Spring, we envisage that a reserved matters application will be submitted by Autumn 2024. That would typically take 12 months for approval – Autumn 2025. Prior to commencement on site the developer will also, as is normal, seek to discharge planning conditions and secure infrastructure agreements for delivery of roads and infrastructure. With this in mind, we envisage commencement of development in Spring 2026 with the first homes occupied at the end of 2026. At around 50 homes per annum (including pre-sold affordable homes), we'd envisage everything being built out and occupied on site by Summer 2029. The market is looking better this year but if there is any deterioration following the election then the timelines will be pushed out.

The questions sent to Endurance Estates were:

1. The site has outline planning permission for demolition of a dwelling and erection of up to 107 dwellings. What progress is being made towards the delivery of dwellings on this site?

2. You previously advised that the site was in the process of being sold to a housebuilder. Has the sale of the site been completed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

3. You previously anticipated that a reserved matters planning application for housing would be submitted in early 2024. Is that still the intention? If not, when do you anticipate that a reserved matters planning application for housing will be submitted?

4. You previously anticipated that construction would start on the first dwelling(s) in early 2025. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

5. You previously anticipated that the first dwelling(s) would be completed in mid 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

6. You previously anticipated that the development would be completed in late 2027/early 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 34: Northstowe - Digital Park, Station Road, Longstanton

From: Cheffins
Sent: 16 February 2024 14:19

1. The site has outline planning permission for up to 80 dwellings following the demolition of existing buildings. What progress is being made towards the delivery of dwellings on this site?

We are working up the RMA and discharge of outline conditions.

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

The landowner is intending on working with a small local contractor to deliver the site.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

We anticipate submitting a reserved matters application in October 2024

4. When do you anticipate that construction will start on the first dwelling(s)?

We anticipate construction on the first dwelling starting in Spring/Summer 2025

5. You previously anticipated that the first dwelling(s) would be completed in late 2024/ early 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We anticipate that the first dwelling will be completed in Spring/Summer 2026

6. You previously anticipated that the development would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

It is anticipated that the development will be completed 2030.

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 20
   - 1 April 2027 – 31 March 2028: 20
   - 1 April 2028 – 31 March 2029: 20

- 1 April 2029 – 31 March 2030: 20

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Current uncertain market and soaring build costs.

Response 35a: Waterbeach New Town – West: remainder

From: David Lock Associates
Sent: 5 March 2024 16:55

1. The site has outline planning permission for up to 6,500 dwellings, business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, and 200 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters permission)?

Discussions with partners in relation to potential agreements for the development of further parcels within Key Phase 1 are ongoing. Pre-application discussions have been undertaken between delivery partners and South Cambridge District Council (SCDC) for Parcels P2.2, P3.1, P3.2, P4 and P4.3. Reserved Matters Applications ('RMA') for these parcels are anticipated to follow during 2024/2025 (first RMAs anticipated for Q2 2024/2025).

U&C is working to bring forward Parcels P5.1, P5.2 and P5.3 in the near term. Based on the minimum unit assumptions established in the approved KP1 Design Code, these parcels could yield 479 homes. Delivery of these parcels would result in the completion of the majority of Key Phase 1 North (KP1 N) leaving Parcels P6.1, P6.2, P7.1 and P7.2.

Discussions in relation to the marketing of Key Phase 1 East (KP1 E) parcels (Parcels include P8.1, P9.1, P8.2, P8.3, P9.2, P10.1, P10.2) are at an earlier stage. However, it is intended that these parcels will begin to contribute to delivery during the housing supply period. It is anticipated that Parcels P8.1 to P9.2 will be marketed first leading to earlier completions (i.e. from 2027/2028); and Parcels 10.1 and 10.2 will be marketed in a second phase meaning completions at the end of the supply period (i.e., from 2028/2029). Delivery of these KP1 E parcels would uplift the cumulative number of homes delivered from KP1 to up to a minimum of 1,007 in addition to those approved at Parcel P1 and P2.1.

2. The Design Code for Key Phase 1 (approximately 1,600 dwellings) has been approved, and two reserved matters permissions have been granted 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) and Key Phase 1 East (KP1E). You previously advised that the permitted infrastructure and associated works for KP1N had been completed. What progress is being made on the delivery of the permitted infrastructure and associated works on KP1E? In particular:

a. You previously advised that construction would start in spring 2024. Is that still the intention? If not, when do you anticipate that construction will start on the permitted infrastructure and associated works on KP1E?

   Yes, the intended start for construction for KP1 E remains as per the previous reporting to SCDC. Earthworks in advance of the construction of infrastructure for KP1 E are yet to progress. It is anticipated that these works will commence in the course of 2024.

b. When do you anticipate that construction of the permitted infrastructure and associated works for KP1E will be completed?

   It is anticipated that these works will take up to 12 to 18 months, and therefore will be complete in Q2 2025/2026.

3. We are aware that Urban & Civic will act as the master developer and appoint development partner(s) to bring forward specific parcels. We understand that development partners have been selected for two further parcels within Key Phase 1 and pre-application discussions are underway, and that you are also considering a further parcel that will be brought forward by Urban & Civic for Build to Rent accommodation. What is your anticipated programme for the delivery of each of these parcels? In particular:
   a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

      Build to Rent proposals for parcels in KP1 were previously discussed through pre-application meetings with SCDC in 2022. The more recent focus has been upon traditional housing tenures for Parcels P2.2, P3.1 and P3.2. Build to Rent remains a housing tenure which is being actively pursued by U&C for Parcels P5.1, P5.2 and P5.3. It is anticipated that pre-application discussions for these parcels will be progressed with SCDC officers in Spring 2024.

   b. How many dwellings do you anticipate each parcel will accommodate?

      It is anticipated that cumulatively, Parcels P5.1, 5.2 and 5.3 will provide around 80 Build to Rent dwellings.

   c. When do you anticipate that construction will start on the first dwelling(s) in each parcel?
   d. When do you anticipate that the first dwelling(s) will be completed in each parcel?
   e. When do you anticipate that each parcel will be completed?

4. What is your anticipated programme for the delivery of the remaining parcels in Key Phase 1? In particular:

In terms of delivery for future parcels in KP1 - as noted in response to Q1 above - discussions with partners in relation to potential agreements for Parcels P2.2, P3.1, P3.2, P4, P4.3, P5.1, P5.2 and P5.3 are ongoing. It is not possible at this stage to provide accurate timeframes for submission of RMAs for each parcel. However, pre-application discussions are progressing positively for Parcels P2.2, P3.1 and P3.2. Proposals for Parcels P4, P4.3, P5.1, P5.2 and P5.3 are at an earlier stage and U&C are in discussion with potential development partners for these parcels. U&C are also seeking to bring forwards the Parcels the Parcels in KP1 E within the housing supply period. Reserved Matters Applications ('RMA') are anticipated to follow during 2024/2025 (first RMAs anticipated Q2).

a. When do you anticipate that each parcel will be released to the market?
b. When do you anticipate that a development partner will be appointed for each parcel?
c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

   In answer to questions 4a to 4c: It is not possible at this stage to provide accurate timeframes for submission of RMAs for each parcel. Reserved Matters Applications ('RMA') are anticipated to follow during 2024/2025 (first RMAs anticipated Q2 2024/2025). U&C are engaged with development partners in relation to the remaining parcels at KP1.

d. How many dwellings do you anticipate each parcel will accommodate?

   The approved KP1 Design Code established minimum capacity for the parcels in KP1. This indicates a minimum of some 479 homes for Parcels P2.2, P3.1, P3.2, P4, P4.3, P5.1, P5.2 and P5.3. This figure increases to 1,007 homes also accounting for the parcels in KP1 E (Parcels P8.1, P9.1, P8.2, P8.3, P9.2, P10.1, P10.2).

   Confirmation of the number of homes to be derived from parcels is subject to detailed design and pre-application discussions. In the context of the minimum assumed yield from parcels, there is headroom for higher yields subject to testing against the Design Code requirements.

e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?
f. When do you anticipate that the first dwelling(s) in each parcel will be completed?
g. When do you anticipate that each parcel of dwellings will be completed?

In answer to questions 4e to 4g: The construction programmes for these parcels are yet to be determined, however assuming that first tranche of remaining parcels in KP1 are approved within statutory timeframes and construction commences in a timely manner it is anticipated that the first homes could contribute to SCDC's housing supply by 2025/2026.

5. What is your anticipated programme for the discharge of conditions and the delivery of any further infrastructure necessary to enable further dwellings to be delivered on site in Key Phase 2 of the development? In particular:

The programme for the discharge of conditions related to the future KP2 is subject to a range of factors and therefore, it is not possible to provided certainty in relation to the programme for these.

However, U&C has engaged with SCDC in relation to the planning programme for KP2. A first pre-application meeting in relation to KP2 took place on 19 January 2024. Broadly, U&C is anticipating an 18 to 24 month programme for KP2 Framework Approvals and the first Infrastructure RMAs. U&C is working closely with key stakeholders in relation to the delivery of wider infrastructure projects in order to ensure alignment with Waterbeach Outline Planning Permission parameters and U&C's vision and programme for KP2 delivery.

a. What progress is being made on the preparation of a Design Code for Key Phase 2?

   As noted above U&C are engaged in discussions with SCDC related to KP2. The planning programme anticipates a 12 to 18 month period for the KP2 Design Code with approval targeted for Q3 2024/25.

b. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?
c. When do you anticipate that construction of infrastructure will start on site?
d. When do you anticipate that the infrastructure will be completed?

6. You have previously stated Waterbeach New Town West could deliver circa 250 dwellings per year based on circa 5 sales outlets. Is this still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

As previously indicated, U&C anticipate that delivery of circa 250 dwellings per annum will be achievable at Waterbeach Barracks. This is based upon an assumption that there would generally be circa 5 sales outlets active at the development each delivery c.50 homes per annum. This figure is consistent with the reporting in the Independent

Review of Build Out Rates undertaken by MHCLG in 2018. It is also consistent with Greater Cambridge's Housing Delivery Study from 2021 which reported 50 homes per annum as a realistic figure for completions and it recognised there could be a gradual rise in delivery for strategic sites (this position was maintained in a Housing Delivery Study Addendum from January 2023).

7. What are the anticipated completions for each of the next five years on this development (where there is no reserved matters permission)?
    - 1 April 2024 – 31 March 2025: 0 (note 70 anticipated from existing approvals)
    - 1 April 2025 – 31 March 2026: 75 (note 75 additional anticipated from existing approvals)
    - 1 April 2026 – 31 March 2027: 174 (note 20 additional anticipated from existing approvals)
    - 1 April 2027 – 31 March 2028: 250
    - 1 April 2028 – 31 March 2029: 245

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Yes, it is assumed that the anticipated completion rate from 2028-2029 will be achievable from 2029-2030 onwards. It is assumed that development delivery will increase within the 5-year period and that higher delivery than suggested in Question 7 is achievable but not certain. High levels of delivery can be maintained beyond 2028 – 2029 with an average of 250 dwellings per annum likely to be achievable as an average. Higher delivery rates could be possible for some higher-density parcels as the development progresses.

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?

As indicated in its Annual Report, U&C closely monitors the political and economic environment and the property market, and has reflected on the evolving planning context. Delivery at Waterbeach in 2023/24 and into 2024/25 will be lower than U&C forecast in its 2023 response. The market conditions during 2022-24 are the main factor for this and there are well publicised headwinds to delivery which are reflected in the cost-of-living crisis and general inflationary pressures. However, there are signs of market conditions improving, with recent falls in mortgage rates and increased stability in the housing market; demand is expected to increase in 2024 if housing market conditions and sales conditions continue to improve. There is also a clear impetus from Government to expediate delivery, particularly in the Cambridge area.

One aspect of the proposed development that will warrant further discussion between U&C and SCDC over coming months is the level of flexibility within the KP1 design

code, to ensure that house builders are best able to respond to the recovering market. With SCDC, U&C will carefully explore all options to facilitate forecast delivery at Waterbeach. For example, it is likely that housing densities in some parts of the remainder of Key Phase 1 could come forwards at a lower density than has been delivered for Parcel P1 and P2.1 which will reflect and encourage sales interest.

U&C continues to grow in rapidly changing market conditions but there are planning changes and global uncertainties that impact U&C's supply chains and customers. U&C will continue to monitor the environment and conditions closely whilst maintaining clear communication internally and with stakeholders and partners to ensure that it can respond to market conditions. It is felt that conditions for delivery at Waterbeach Barracks are improving.

In this context, it is recognised that delivery at Waterbeach has been below the levels which were predicted within U&C's 2023 forecast. Whilst market conditions are improving, in the light of the continuing constraints to delivery described above, to achieve the uplift in delivery which is reflected in this response, it will be critical that U&C and SCDC continue to work closely in partnership with a shared commitment to achieving this objective.

Response 35b: Waterbeach New Town – West: Northern Woods

From: Stonebond
Sent: 14 February 2024 08:47

1. Northern Woods has detailed planning permission for 89 dwellings and is under construction. At March 2023, our monitoring recorded that 5 dwellings had been completed and the remaining 84 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        5

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        10

2. You previously anticipated that Northern Woods would be completed in April 2024. Is that still the intention? If not, when do you anticipate that Northern Woods will be completed?

We are significantly behind in the build programme. I would say that completion is more likely to be winter 2025.

3. What are the anticipated completions for each of the next five years at Northern Woods?
    - 1 April 2024 – 31 March 2025: 39
    - 1 April 2025 – 31 March 2026: 30
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

No completions expected for 2029 – 2030.

Response 35c: Waterbeach New Town – West: Eastern Woods

No response has been received from CALA Homes.

Response 36: Waterbeach New Town – East

From: Boyer Planning
Sent: 24 February 2024 13:14

1. 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. We are aware that the issuing of the decision has been delayed by discussions relating to water supply issues. What progress is being made towards the delivery of dwellings on this site?

In summary the draft s.106 agreement is in the final stages of agreement with the County Council items alone to finalise. We are engaged with SCDC and DLUHC with regards to overcoming the current water supply related delays.

2. What are your intentions regarding securing developers to bring forward the delivery of this site?

Further enabling work is ongoing prior to securing housebuilders, including delivering a committed scheme for the relocated Railway Station and reinforcement of strategic infrastructure including waste water treatment facilities.

3. What is your anticipated programme for the discharge of conditions and the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
    a. You previously advised that a reserved matters planning application for initial infrastructure would be submitted 6 months after the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

       Remains 6 months following receipt of outline planning permission free from challenge.

    b. When do you anticipate that construction of initial infrastructure will start on site?

       See 4 below.

    c. When do you anticipate that the initial infrastructure will be completed?

       See 4 below.

4. The draft planning conditions include a Grampian condition requiring connection to/from the A10 prior to any residential occupations. You previously told us that there is a protocol to secure the required connection to the A10 which commits the parties to a programme of delivery of this initial infrastructure of up to 3 years. What is your anticipated programme for the delivery of the required connection to/from the A10?

Previous response remains valid. There is a protocol to secure the required connection to the A10 which commits the parties to a programme of delivery of this initial infrastructure of up to 3 years.

5. The draft planning conditions include a condition requiring that prior to the consideration of any reserved matters applications for each phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first phase of the development?

Awaiting the release of the final outline planning permission in order to finalise the full scope required for the design consultant team.

6. What is your anticipated programme for the delivery of the first phase of dwellings? In particular:
    a. When do you anticipate that a reserved matters planning application(s) for the first phase of dwellings will be submitted?
    b. You previously anticipated that the first phase of dwellings would be circa 150 dwellings. Is that still the intention? If not, how many dwellings do you anticipate the first phase will accommodate?
    c. When do you anticipate that construction will start on the first dwelling(s)?
    d. You previously anticipated that the first dwelling(s) would be completed in 2027/2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
    e. You previously anticipated that the first phase of dwellings would be completed in 2029. Is that still the intention? If not, when do you anticipate that the first phase of dwellings will be completed?

First phase which includes a development parcel of housebuilder dwellings of circa 150 homes is anticipated to be completing from 2027/2028 through to 2029.

7. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase?
    b. How many dwellings do you anticipate each phase will accommodate?

c. When do you anticipate that construction will start on the first dwelling(s) for each phase?
d. When do you anticipate that the first dwelling(s) in each phase will be completed?
e. When do you anticipate that each phase of dwellings will be completed?

Subsequently the intention is to have a minimum of two housebuilders completing homes at the scheme through the first Phase of the development with a rate of 150 dwellings per annum rising to 250 homes per annum.

8. You previously anticipated that a minimum of two housebuilders would collectively deliver 100 dwellings a year in the first phase, and that this would then rise to 150 dwellings as subsequent phases are delivered. Is this still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

See 7 above.

9. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 75
   - 1 April 2028 – 31 March 2029: 150

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

See accompanying schedule. Increasing gradually (150, 175, 250 dwellings per annum thereafter).

The accompanying schedule shows 150 dwellings in 2029-2030, 175 dwellings in 2023-2031 and then 250 dwellings in each year from 2031-2032 to 2045-2046, and finally 200 dwellings in 2046-2047.

11. 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 noted under 1 above, whilst issuing of the decision has been delayed by discussions relating to water supply issues, we are engaged with SCDC and DLUHC with regards to overcoming this.

Response 37: Bourn Airfield New Village

From: Vistry
Sent: 2 February 2024 09:15

As you know we are stalled due to the EA objection on water resources. When are the Council currently anticipating internally this issue will become unblocked, then we can work from there. At present the programme is very much out of our control, so best to work with your best estimates I think.

The questions sent to Vistry were:

1. Planning committee in February 2021 gave officers delegated powers to approve an 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. We are aware that the issuing of the decision has been delayed by an objection from the Environment Agency and discussions relating to water supply issues. What progress is being made towards the delivery of dwellings on this site?

2. We previously understood that Countryside would act as the master developer with development partner(s) appointed to bring forward specific parcels. However, you previously advised that as Countryside are now part of the Vistry Group, the nature of the delivery of the site was under discussion. Do you still intend to 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?

3. You previously anticipated that discharge of conditions applications and planning applications for infrastructure would be submitted once outline planning permission has been secured, and that construction would start on infrastructure works a year after that. Is that still the intention? What is your anticipated programme for the discharge of conditions and the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
    a. You previously anticipated that a reserved matters application would be submitted within 6 months of the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?
    b. You previously anticipated that construction of initial infrastructure would start within 12 months of the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that construction of initial infrastructure will start on site?
    c. When do you anticipate that the initial infrastructure will be completed?

4. The draft conditions include a condition requiring that prior to the consideration of any reserved matters applications for each phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first phase of the development?

5. What is your anticipated programme for the delivery of the first phase of dwellings? In particular:
    a. You previously anticipated that a reserved matters planning application for the first phase of dwellings would be submitted within 6-12 months of the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for the first phase of dwellings will be submitted?
    b. How many dwellings do you anticipate the first phase will accommodate?
    c. You previously anticipated that construction would start on the first dwelling(s) within 12 months of the granting of reserved matters permission. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
    d. When do you anticipate that the first dwelling(s) will be completed?
    e. When do you anticipate that the first phase of dwellings will be completed?

6. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase?
    b. How many dwellings do you anticipate each phase will accommodate?
    c. When do you anticipate that construction will start on the first dwelling(s) for each phase?
    d. When do you anticipate that the first dwelling(s) in each phase will be completed?
    e. When do you anticipate that each phase of dwellings will be completed?

7. You previously anticipated that about 190 dwellings would be completed on this development each year. Is that still the intention? How many sales outlets do you anticipate for this development?

8. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

9. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

10. The draft planning conditions include a condition requiring that 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 and Cambridge. We understand that the Greater Cambridge Partnership are taking forward the delivery of the Cambourne to Cambridge busway, and that it is anticipated that it will be completed by the end of 2027. Do your anticipated completions take account of the timing of the delivery and completion of this project?

11. 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 project will be subject to the same market and costs as the other developments.

Response 38a: Cambourne West (land north west of Lower Cambourne) – Parcels 1.1a & 1.1b

From: Vistry
Sent: 12 February 2024 19:47

1. Parcels 1.1a & 1.1b (Lunar Park) have detailed planning permission for 200 dwellings and are under construction. At March 2023, our monitoring recorded that 87 dwellings had been completed, 25 dwellings were under construction and the remaining 88 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        129

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        6

2. You previously anticipated that Parcels 1.1a & 1.1b (Lunar Park) would be completed in 2026/2027. Is that still the intention? If not, when do you anticipate that Parcels 1.1a & 1.1b (Lunar Park) will be completed?

Q4 2024

3. What are the anticipated completions for each of the next five years at Parcels 1.1a & 1.1b (Lunar Park)?
    - 1 April 2024 – 31 March 2025: 65
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 38b: Cambourne West (land north west of Lower Cambourne) – Parcel 1.2

No response has been received from Taylor Wimpey.

Response 38c: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3a & 1.3d

No response has been received from Vistry.

Response 38d: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b

No response has been received from Taylor Wimpey.

Response 38e: Cambourne West (land north west of Lower Cambourne) – Parcel 1.5

From: Taylor Wimpey
Sent: 13 February 2024 08:50

Parcel 1.5 – will not deliver completions until 2025, at present a site start will commence in spring 2024.

Due to the current market conditions – we have to review our build programmes on a more regular basis and respond accordingly to ensure we deliver our targets.

We have found that the demand has remained firm for 4/5 bedroom family homes.

However 2/3 bedroom homes are more challenging given the current economic climate.

The questions sent to Taylor Wimpey were:

1. Parcel 1.5 has detailed planning permission for 41 dwellings, which was approved in May 2023. 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) on Parcel 1.5 in the second half of 2024. Is that still your intention? If not, when do you anticipate that construction will start on the first dwelling(s) on Parcel 1.5?

3. You previously anticipated that the first dwelling(s) on Parcel 1.5 would be completed in mid-2025. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed on Parcel 1.5?

4. You previously anticipated that Parcel 1.5 will be completed in 2026. Is that still your intention? If not, when do you anticipate that Parcel 1.5 will be completed?

5. What are the anticipated completions for each of the next five years on Parcel 1.5?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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 38f: Cambourne West (land north west of Lower Cambourne) – Parcel 2.1

From: Vistry
Sent: 12 February 2024 19:44

1. Parcel 2.1 has detailed planning permission for 118 dwellings, which was approved in July 2023. What progress is being made towards delivery of dwellings on the site?

Pre-commencement conditions submitted and largely cleared, site start Q1 2024

2. You previously anticipated that construction would start on the first dwelling(s) on Parcel 2.1 in Q4 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s) on Parcel 2.1?

Q2 2024

3. You previously anticipated that the first dwelling(s) will be competed on Parcel 2.1 in Q2 2024. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed on Parcel 2.1?

Q4 2024

4. You previously anticipated that Parcel 2.1 will be completed in 2027. Is that still your intention? If not, when do you anticipate that Parcel 2.1 will be completed?

Q1 2026

5. What are the anticipated completions for each of the next five years on Parcel 2.1?
   - 1 April 2024 – 31 March 2025: 60
   - 1 April 2025 – 31 March 2026: 58
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Housing market is extremely difficult at the moment.

Response 38g: Cambourne West (land north west of Lower Cambourne) – remainder

From: Vistry
Sent: 22 February 2024 15:59

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings, and 985 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters permission or planning application submitted)?

RM submission being prepared on next parcels, including strategic infrastructure.

2. We understand that the remainder of the residential parcels be delivered by Vistry (Bovis Homes and Linden Homes) and Taylor Wimpey. Is this still the intention? If not, have development partners been selected for each of the remaining residential parcels? What are your intentions regarding securing a developer(s) to bring forward the delivery of the remaining residential parcels?

This is the current intention.

3. We understand that pre-application discussions are underway for some future parcels. What is your anticipated programme for the delivery of future parcels of dwellings? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

        3.2 (a&b) – April/May 24

    b. How many dwellings do you anticipate each parcel will accommodate?

        3.2 (a&b) – circa 250

    c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

        3.2 (a&b) – Q4 2024

    d. When do you anticipate that the first dwelling(s) in each parcel will be completed?

        3.2 (a&b) – Q2 2025

e. When do you anticipate that each parcel of dwellings will be completed?

3.2 (a&b) - 2029

4. How many dwellings do you anticipate will be completed each year on the West Cambourne development?

50 (subject to market conditions)

5. What are the anticipated completions for each of the next five years on the remaining parcels within the West Cambourne development (where there is no reserved matters permission or planning application submitted)?
   - 1 April 2024 – 31 March 2025: 50 (subject to market conditions)
   - 1 April 2025 – 31 March 2026: 50 (subject to market conditions)
   - 1 April 2026 – 31 March 2027: 50 (subject to market conditions)
   - 1 April 2027 – 31 March 2028: 50 (subject to market conditions)
   - 1 April 2028 – 31 March 2029: 50 (subject to market conditions)

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Subject to market conditions at the time

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?

Housing market currently very difficult and volatile, and always difficult to predict in medium/longer term.

Response 38h: Cambourne West (land north west of Lower Cambourne) – remainder

From: Taylor Wimpey
Sent: 22 February 2024 16:04

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings, and 985 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters permission or planning application submitted)?

RM's will follow in 2024 for circa 300 homes split between TW and Vistry.

2. We understand that the remainder of the residential parcels be delivered by Vistry (Bovis Homes and Linden Homes) and Taylor Wimpey. Is this still the intention? If not, have development partners been selected for each of the remaining residential parcels? What are your intentions regarding securing a developer(s) to bring forward the delivery of the remaining residential parcels?

Agreed. We will deliver ourselves.

3. We understand that pre-application discussions are underway for some future parcels. What is your anticipated programme for the delivery of future parcels of dwellings? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?
    b. How many dwellings do you anticipate each parcel will accommodate?
    c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?
    d. When do you anticipate that the first dwelling(s) in each parcel will be completed?
    e. When do you anticipate that each parcel of dwellings will be completed?

All unknown and subject to the market conditions. Likely two RM's to be submitted (one for each developer) in 2024.

4. How many dwellings do you anticipate will be completed each year on the West Cambourne development?

150 (between developers) but subject to the markets.

5. What are the anticipated completions for each of the next five years on the remaining parcels within the West Cambourne development (where there is no reserved matters permission or planning application submitted)?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

Please assume (across Cambourne) 35-40 dwellings per site, per annum. (Currently 4 live sites)

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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 current economic climate is affecting sales

Response 39: Cambourne West (Land within the Business Park)

From: Carter Jonas
Sent: 22 February 2024 12:43

1. The site is allocated for approximately 240 dwellings, and the Council's planning committee in January 2024 gave officers delegated powers to approve a full planning application for 256 dwellings and change of use of the existing marketing suite to a café, subject to the completion of a s106 agreement. What progress is being made towards the delivery of dwellings on this site?

The planning committee resolved to grant planning permission at the 17th January 2024 planning committee meeting. The s106 is hoped to be signed within the next few weeks and the planning approval notice issued.

2. When do you anticipate that construction will start on the first dwelling(s)?

June 2024

3. You previously anticipated that the first dwelling(s) would be completed in December 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

No (due to delays to the planning permission). March 2025

4. You previously anticipated that the development would be completed in March 2029. 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 on this development?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 65
   - 1 April 2026 – 31 March 2027: 55
   - 1 April 2027 – 31 March 2028: 102
   - 1 April 2028 – 31 March 2029: 34

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Development is anticipated to be completed by this point

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

Allocations in the Rural Area

Response 40: Fulbourn & Ida Darwin Hospitals

From: Morris Homes
Sent: 27 February 2024 16:37

1. The site has detailed planning permission for 203 dwellings following the demolition of existing buildings on site. At March 2023, our monitoring recorded that no construction had started on any of the 203 new dwellings. What progress is being made towards delivery of dwellings on the site?

Roads and sewers been installed for the first phase of the development and the first houses are under construction.

2. You previously anticipated that construction would start on the first dwelling(s) in 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes, 13 dwellings under construction.

3. When do you anticipate that the first dwelling(s) will be completed?

May 2024 (3no. plots).

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        None (see above).

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None (see above).

5. When do you anticipate that the development will be completed?

Market dependant.

6. What are the anticipated completions for each of the next five years on this development?

We are unable to project these figures at this time due to current market conditions.

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

As 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?

The development will be delivered in its entirety. Rises in material costs and the current national market conditions will dictate the delivery pace of development.

Response 41: St Peters Nurses Home, Church Lane

From: LTPS Limited
Sent: 15 February 2023 18:43

My client has been in the process of selling the site since the grant of planning permission but due to a change of circumstances has decided to build out the scheme himself. Work has started on preparing a discharge of condition application. It is anticipated that the development will be completed in 2025.

Questions sent to St Peters Nurses Home, Church Lane:

1. The site has full planning permission for change of use of a nurses home to 9 dwellings and erection of a dwelling, which was approved in July 2023. What progress is being made towards delivery of dwellings on the site?

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

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. When do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 42: Land south of Babraham Road, Sawston

From: Redrow Homes
Sent: 24 January 2024 09:53

1. The site has full planning permission for 280 dwellings and is under construction. At March 2023, our monitoring recorded that 23 dwellings were under construction and 257 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        Plot 38

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        Plots 4-9, 14-37 & 39.

2. You previously anticipated that the first dwelling(s) would be completed in 2023-2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, first completion was in Dec 2023

3. You previously anticipated that the development would be completed in 2028-2029. Is that still the intention? If not, when do you anticipate that the development will be completed?

We now anticipate completion of the development in the following year 2029-30

4. What are the anticipated completions for each of the next five years on this development?
    - 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: 50
    - 1 April 2028 – 31 March 2029: 50

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

We anticipate all of the remaining 28 plots being delivered during 2029-30.

Response 43: Green End Industrial Estate, Gamlingay

From: Morris Homes
Sent: 19 January 2024 10:55

As of 1st Jan 2024 there are only 5 remaining market sale houses to be complete on the development which will be complete by end of March 2024.

The questions sent to Morris Homes were:

1. The site has detailed planning permission for demolition of 5 dwellings and erection of 90 dwellings, and is under construction. At March 2023, our monitoring recorded that the existing 5 dwellings had been demolished, 74 new dwellings had been completed, 12 new dwellings were under construction and the remaining 4 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

2. You previously anticipated that the development would be completed in March 2024. 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 on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

Response 44: Land at Bennell Farm, West Street, Comberton

From: Beechwood Estates & Development
Sent: 02 February 2024 16:28

1. The site has full planning permission for 41 dwellings on land west of the access road. At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

The team are working on this project – discharging planning conditions, with the design being finalised with an intention to tender.

2. You previously anticipated that construction would start on the first dwelling(s) in autumn 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Subject to internal and external factors, construction is anticipated to commence in 2024.

3. When do you anticipate that the first dwelling(s) will be completed?

Subject to point 2 timescales.

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

5. You previously anticipated that the development would be completed in 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Subject to point 2 – estimated 2026.

6. What are the anticipated completions for each of the next five years on the original site?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026: 39 (unassigned 2 self-build plots)
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards on the original site at the same build out rate as anticipated in 2028-2029?

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 principal considerations at present surround uncertain market conditions, timescales involved in achieving discharge of conditions, ongoing supply issues of materials and labour, and associated rising costs of both. In order to overcome these matters, careful consideration will be given by the main contractor and Project Management delivery team to manage these matters. If required (e.g. in the event of material unavailability), contact will be made with the appropriate parties (architect, local authority etc.) to find suitable alternatives acceptable to all parties.

Response 45: The Bishops Site, Cambridge Road, Impington

No response has been received from Mitre Property Development Ltd or their agent.

Unallocated Sites with Planning Permission

Response 46: Land off Sandy Lane and land off Elizabeth Way, Cambridge

From: Phillips Planning / Paul Harney Architects
Sent: 1 March 2024 13:22

All we can advise at present is that the work is progressing towards applications being submitted for the discharge of the pre-commencement conditions and that this will be followed by preparation of a detail design package. It is anticipate that works will commence late this year or early 2025 but there is currently no fixed programme.

The questions sent to Phillips Planning and Paul Harney Architects were:

1. Land off Sandy Lane has full planning permission for 26 dwellings (21/01065/FUL). Land at 51-55 Elizabeth Way has detailed planning permission for 9 dwellings following the demolition of 2 dwellings (19/0819/OUT and 22/03584/REM). The planning permissions are linked as the latter provides the affordable housing, while the former provides the market housing. What progress is being made towards delivery of dwellings on these sites?

2. What is your anticipated programme for the delivery of dwellings at land off Sandy Lane? In particular:
    a. When do you anticipate that construction will start on the first dwelling(s)?
    b. When do you anticipate that the first dwelling(s) will be completed?
    c. When do you anticipate that the dwellings at land off Sandy Lane will be completed?

3. What is your anticipated programme for the delivery of dwellings at land at 51-55 Elizabeth Way? In particular:
    a. When do you anticipate that construction will start on the first dwelling(s)?
    b. When do you anticipate that the first dwelling(s) will be completed?
    c. When do you anticipate that the dwellings at land at 51-55 Elizabeth Way will be completed?

4. What are the anticipated completions for each of the next five years on these two linked planning permissions?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 47: 18 Chesterton Road, Cambridge

From: NP Architects
Sent: 17 February 2024 13:22

I understand that our client is still trying to market the site.

Therefore, my best guess it is that the development will be completed 1 April 2027 – 31 March 2028 assuming the site is sold in the next 12 months.

The questions sent to NP Architects were:

1. The site has full planning permission for the demolition of the three existing dwellings and the erection of 11 new dwellings. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?

2. You previously anticipated that the first dwelling(s) would be completed in March 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

3. You previously anticipated that the development would be completed in March 2025. 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 on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 48: 121-125 Chesterton Road, Cambridge

From: Pegasus Group
Sent: 8 February 2024 21:10

The HMO permission has been lawfully implemented, however works have not progressed beyond this initial implementation as the site is now subject of a current planning application for an apart-hotel use, which we are hopeful will progress to Planning Committee in March.

Therefore, the summary provided in Appendix 3 Land Supply Assessment (April 2023) remains applicable and the HMO scheme is unlikely to be delivered if permission is secured for the apart-hotel use.

The questions sent to Pegasus Group were:

1. The site has full planning permission for demolition of the existing building and erection of 19 houses in multiple occupation and three retail units. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?

2. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?

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. When do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 49: 71-73 Fen Road, Cambridge

From: Cambridge Investment Partnership
Sent: 05 February 2024 13:38

1. The site has full planning permission for the demolition of the existing buildings (2 dwellings) and the erection of 12 dwellings, and is under construction. At March 2023, our monitoring recorded that the existing dwellings had been demolished, and the 12 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        12

2. You previously anticipated that the first dwelling(s) would be completed in December 2023. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

No. Completion targeted February 2024

3. You previously anticipated that the development would be completed in January 2024. Is this still the intention? If not, when do you anticipate that the development will be completed?

February 2024

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a

Response 50: Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

No response has been received from Sorrento Hotel.

Response 51: 185-189 Newmarket Road and 1 Godesdone Road, Newmarket Road, Cambridge

From: Carter Jonas
Sent: 14 February 2024 10:57

This site is currently on the market. It is hoped that a sale will complete in the coming months and that development can commence later this year. I imagine that it would deliver the residential units in the first quarter/half of 2026.

The questions sent to Carter Jonas were:

1. The site has full planning permission for the conversion and extensions to buildings (including 3 dwellings) to create a mixed use development of 12 dwellings and retail uses, which was approved in May 2023. What progress is being made towards delivery of dwellings on the site?

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

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. When do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 52: 212-214 Newmarket Road, Cambridge

From: CitiHaus
Sent: 25 January 2024 11:28

1. The site has full planning permission for 13 dwellings. At March 2023 our monitoring recorded that all 13 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        Nil

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        Nil

2. You previously anticipated that the development would be completed in January 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

September 2024

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 13
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 53: Land at National Institute of Agricultural Botany Headquarters Building, Huntingdon Road, Cambridge

From: Carter Jonas
Sent: 1 February 2024 16:38

I can confirm that neither the change of use for the library or 1960's building have been completed.

The questions sent to Carter Jonas were:

1. The 1920s part of the headquarters building has been converted into 68 dwellings. The library and 1960s part of the headquarters building have two prior approval permissions for change of use to 102 dwellings. At March 2023, our monitoring recorded that no construction had started on the change of use of the library or 1960s part of the headquarters building. What progress is being made towards delivery of these dwellings?

2. We have noted that there is a condition on each of the prior approval permissions that requires the development to be completed within three years of its approval, therefore by September 2023.
    a. Has the change of use of the library to 7 dwellings been completed?
    b. Has the change of use of the 1960s part of the building to 95 dwellings been completed?

Response 54: 66-80B Colville Road, Cambridge

From: Cambridge Investment Partnership
Date: 5 February 13:56

1. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings. However, 2 new affordable dwellings will not be delivered through this planning permission, as they are now within the boundary of Phase 3 Colville Road (21/02759/FUL). At March 2023, our monitoring recorded that the existing 24 dwellings had been demolished, 63 dwellings had been completed, and the remaining 4 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0

2. You previously anticipated that the development would be completed in Summer 2024. Is that still the 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 on this development?
    - 1 April 2024 – 31 March 2025: 4
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a

Response 55: Phase 3, Land at Colville Road

From: Cambridge Investment Partnership
Sent: 26 February 2024, 08:24

1. The site has full planning permission for the demolition of 18 dwellings and the erection of 48 new affordable dwellings. At March 2023, our monitoring recorded that all 18 existing dwellings had been demolished, and all 48 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0

2. You previously anticipated that the development would be completed in Summer 2024. Is that still the 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 on this development?
    - 1 April 2024 – 31 March 2025: 48
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a

Response 56: The Meadows Community Centre, St Catharines Road, Cambridge

From: Cambridge Investment Partnership
Sent: 5 February 2024 13:30

1. 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. At March 2023, our monitoring recorded that all 22 dwellings in Cambridge had been completed, and all 56 dwellings in South Cambridgeshire were under construction.
    a. Which plots had been completed by 31 December 2023? Please provide details for Cambridge and South Cambridgeshire individually.

        Cambs – 22 | South Cambs – 0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024? Please provide details for Cambridge and South Cambridgeshire individually.

        Cambs – 0 | South Cambs - 0

2. You previously anticipated that the development would be completed in summer 2023. Has the development been completed? If not, when do you anticipate that the development will be completed?

No. Anticipated completion October 2024.

3. What are the anticipated completions for each of the next five years on this development? Please provide details for Cambridge and South Cambridgeshire individually.
    - 1 April 2024 – 31 March 2025: South Cambs - 56
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a.

Response 57: Aylesborough Close, Cambridge

From: Cambridge Investment Partnership
Sent: 07 February 2024 15:11

1. The site has full planning permission for the demolition of existing buildings (including 36 dwellings) and erection of 70 dwellings. At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Construction started in July 2023. Demolition is complete.

2. You previously anticipated that construction would start on the first dwelling(s) in August 2023. 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. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0

4. You previously anticipated that the first dwelling(s) would be completed in January 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

5. You previously anticipated that the development would be completed in Autumn 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 70

- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a

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?

None currently known.

Response 58: Buchan Street Neighbourhood Centre, Cambridge

From: Cambridge Investment Partnership
Sent: 5 February 2024 13:17

1. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop, community café and 28 affordable dwellings. At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Works started in May 2023.

2. You previously advised that the existing community facilities on this site need to be relocated to the new Meadows Community Centre, before this site can be redeveloped. You previously anticipated that this relocation would take place in spring 2023. Have the community facilities from this site been relocated to the Meadows Community Centre? If not, when do you anticipate the relocation of the community facilities from this site will take place?

Yes they have relocated to the newly completed Community Centre at The Meadows.

3. You previously anticipated that construction would start on the first dwelling(s) in Summer 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

4. You previously anticipated that the first dwelling(s) would be completed in 2024-2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

5. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0

6. You previously anticipated that the development would be completed in 2024-2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025: 28
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 0
   - 1 April 2028 – 31 March 2029: 0

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

None currently known.

Response 59: Land at Aragon Close and Sackville Close, Cambridge

From: Cambridge Investment Partnership
Sent: 06 February 2024 08:04

1. The site has full planning permission for the demolition of existing garages and erection of 14 dwellings. At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Construction has now started following extensive archaeology works.

2. You previously anticipated that construction would start on the first dwelling(s) in June 2023? Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

October 2023

3. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        0

4. You previously anticipated that the first dwelling(s) would be completed in Spring 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

5. You previously anticipated that the development would be completed in Summer 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

August 2024

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 14
    - 1 April 2025 – 31 March 2026: 0

- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

n/a

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?

None currently known.

Response 60: 102-108 Shelford Road, Cambridge

From: Bidwells
Sent: 22 January 2024 11:16

I am afraid currently we are not aware of any further intentions from our client to develop the site.

The questions sent to Bidwells were:

1. The site has full planning permission for refurbishment and extension of 2 existing dwellings to create 6 flats, demolition of 2 existing dwellings, and erection of an apartment block (6 flats). At March 2023 our monitoring recorded no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

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. When do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 61: Former CEMEX Cement Works, Haslingfield Road, Barrington

From: Redrow Homes
Sent: 15 February 2024 13:46

1. The site has detailed planning permission for its redevelopment to provide 220 dwellings. At March 2023, 87 dwellings had been completed, 4 dwellings were under construction and 129 dwellings had not been started. The site also has full planning permission for the re-design of the south eastern part of the site leading to an increase of 3 dwellings within the development, and the Council's planning committee in February 2023 approved a full planning application for the re-design of the northern part of the site leading to an additional increase of 37 dwellings within the development.
    a. Which plots had been completed by 31 December 2023?

       By 31 Dec 2023, 107 dwellings had been completed.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

       It is anticipated a further 11 dwellings will be completed by the end of March 2024 (plots 15-21 & 48-51)

2. You previously anticipated that the development would be completed in 2026-2027? Is that still the intention? If not, when do you anticipate that the development will be completed?

2027/2028

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 40
    - 1 April 2025 – 31 March 2026: 45
    - 1 April 2026 – 31 March 2027: 45
    - 1 April 2027 – 31 March 2028: 12
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 62: Land east of Spring Lane, Bassingbourn

From: Sanctuary Homes
Sent: 23 January 2024 12:14

1. The site has detailed planning permission for 30 dwellings. At March 2023, our monitoring recorded that no construction had started on any of the 30 dwellings, however a material start has been made on site such that the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?

We are currently on site – we are currently at roof construction for all plots, with some further progressed towards the back end of the site.

2. You previously anticipated that construction would start on the first dwelling(s) in April 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

The construction has started on the first dwelling, we are currently anticipating completion of the first unit in late April 2024.

3. You previously anticipated that the first dwelling(s) would be completed in December 2023. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

We are anticipating the first completion of the first dwelling to be late April 2024.

4. If the first dwelling(s) has been completed:
   a. Which plots had been completed by 31 December 2023?

      No plots have been completed.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

      No plots will have been completed.

5. You previously anticipated that the development would be completed in November 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

   Yes, this is the intention, to have the units completed by November 24. We anticipate the final unit to be handed over by the end of August 24.

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: All 30 units
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A.

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 UKPN Diversion affected the programme delivery dates but these works have since been carried out and are no longer a risk.

Response 63: 26 South End, Bassingbourn

From: Wood Oak Ltd
Sent: 18 January 2024 16:11

1. The site has full planning permission for demolition of the existing dwelling and erection of 10 new dwellings, and is under construction. At March 2023, our monitoring recorded that the existing dwelling had been demolished, 3 new dwellings had been completed and the remaining 7 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        No extra

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        No extra

2. You previously anticipated that construction would start on the remaining new dwellings in summer 2024. Is that still the intention? If not, when do you anticipate that construction will start on the remaining new dwellings?

Yes

3. You previously anticipated that the next new dwelling would be completed in spring 2025. Is that still the intention? If not, when do you anticipate that the next new dwelling will be?

Unchanged

4. You previously anticipated that the remainder of the development would be completed by winter 2027. Is that still the intention. If not, when do you anticipate that the remainder of the development will be completed?

Unchanged

5. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 4
    - 1 April 2026 – 31 March 2027: 3
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Response 64: Land off Rampton Road, Cottenham

From: Redrow Homes
Sent: 24 January 2024 14:35

1. The site has detailed planning permission for 200 dwellings and demolition of the existing dwelling, and is under construction. At March 2023, our monitoring recorded the existing dwelling had been demolished, 44 new dwellings had been completed, 94 new dwellings were under construction, and 62 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        13-57, 72-111, 120-138, 144-145 [106 dwellings]

        Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None to legally complete

2. You previously anticipated that the development would be completed in 2026. Is this still the intention? If not, when do you anticipate that the development will be completed?

Expect to complete in 2025

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 44
    - 1 April 2026 – 31 March 2027: N/A
    - 1 April 2027 – 31 March 2028: N/A
    - 1 April 2028 – 31 March 2029: N/A

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 65: Land north east of Rampton Road, Cottenham

From: Tilia Homes
Sent: 03 March 2024 6:57 PM

1. The site has detailed planning permission for 140 dwellings, and is under construction. At March 2023, our monitoring recorded that 13 dwellings were under construction and 127 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

21 in build or completed. 106 not started.

    a. Which plots had been completed by 31 December 2023?

        38, 39, 33, 32, 31, 30, 29, 19, 28 & 27

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        26, 21, 20

2. You previously anticipated that the first dwelling (the showhome) would be completed in June 2023. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, as above

3. You previously anticipated that the development would be completed by the end of 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Still intended by Dec 2025

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 43
    - 1 April 2025 – 31 March 2026: Currently don’t hold these numbers as the rate of build depends on our sales delivery.
    - 1 April 2026 – 31 March 2027: N/A
    - 1 April 2027 – 31 March 2028: N/A
    - 1 April 2028 – 31 March 2029: N/A

5. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 66a: Land at Potton End, Eltisley (affordable homes)

From: Hastoe Group
Sent: 12 February 2024 08:54

1. The site has full planning permission for 12 dwellings, including 9 affordable dwellings (plots 1 to 9). At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of the affordable dwellings on the site?

Construction commenced in October 2023 after archaeological excavation concluded.

2. We have noted that a material start needed to be made on site by 9 December 2023 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

Yes, a material start was made in October 2023.

3. You previously anticipated that construction would start on the first affordable dwelling(s) in Spring 2023. Has construction started on the first affordable dwelling(s)? If not, when do you anticipate that construction will start on the first affordable dwelling(s)?

Yes, work started on the first affordable dwelling in October 2023.

4. If the first affordable dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        None

5. You previously anticipated that the first affordable dwelling(s) would be completed in Spring 2024. Is that still the intention? If not, when do you anticipate that the first affordable dwelling(s) will be completed?

Due to archaeological excavation on site delaying construction commencing until October 2024, the homes are not due for completion until December 2024.

6. You previously anticipated that the affordable dwellings would be completed in Spring 2024. Is that still the intention? If not, when do you anticipate that the affordable dwellings will be completed?

Due to archaeological excavation on site delaying construction commencing until October 2024, the homes are not due for completion until December 2024.

7. What are the anticipated completions of affordable dwellings for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025: 9 affordable homes
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

8. Are the anticipated completions of affordable dwellings for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

The archaeological excavation costs have increased significantly above the original estimated figure, owing to much more significant finds than anticipated being found. We approached South Cambridgeshire District Council to see if there was any Local Authority funding that could be allocated to assist with the project, but were advised this is already allocated to projects within the Council's own affordable homes programme. We are currently speaking to Homes England to see if they will release any further funding to assist the project.

Response 66b: Land at Potton End, Eltisley (market homes)

From: [REDACTED, the landowner]
Sent: 10 February 2024 09:18

We have decided to sell the land & so are not able to answer your questions.

The questions sent to the landowner were:

1. The site has full planning permission for 12 dwellings, including 3 market dwellings (plots 10, 11 and 12). At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of the market dwellings on the site?

2. We have noted that a material start needed to be made on site by 9 December 2023 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

3. You previously anticipated that construction would start on the first market dwelling(s) in 2023. Has construction started on the first market dwelling(s)? If not, when do you anticipate that construction will start on the first market dwelling(s)?

4. If the first market dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

5. When do you anticipate that the first market dwelling(s) will be completed?

6. You previously anticipated that the market dwellings would be completed in Summer 2024. Is that still the intention? If not, when do you anticipate that the market dwellings will be completed?

7. What are the anticipated completions of market dwellings for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

8. Are the anticipated completions of market dwellings for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 67: Land adjacent to the Green House, Cootes Lane, Fen Drayton

From: Bpha
Sent: 24 January 2024 13:25

1. The site has full planning permission for 14 affordable dwellings. At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Site started Jan 2024.

2. You previously anticipated that construction would start on the first dwelling(s) in September 2023. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Started

3. You previously anticipated that the first dwelling(s) would be completed in November 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Feb 2025

4. You previously anticipated that the development would be completed in November 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

Feb 2025 completion.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025: 14
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

No

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 68: Land at Teversham Road, Fulbourn

No response has been received from Hill.

Response 69: Telford House, 76 Cow Lane, Fulbourn

From: Highfield Investments
Sent: 28 February 2024 10:35

The owner entered into a joint venture with a developer and they are progressing with the consent for 11 apartments.

I believe they have started or are about to start works.

Response 70: South of West Road, Gamlingay

From: BPHA
Sent: 09 February 2024 16:57

1. The site has detailed planning permission for 29 dwellings. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?

The scheme as proposed is not currently viable in the current market following market testing. We submitted a pre-application application on design changes to assess the potential of submitting a s73 application to facilitate a scheme that could be delivered as 100% affordable housing.

2. When do you anticipate that construction will start on the first dwelling(s)?

April 2025 - This will depend to an extent on the speed of the decision making process once we submit amendments and the availability of grant funding from Homes England in a new affordable housing programme post 2026.

3. When do you anticipate that the first dwelling(s) will be completed?

April 2026

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

N/A

5. When do you anticipate that the development will be completed?

October 2026

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027: 29
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

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?

Wider construction cost pressures make the scheme as proposed difficult to deliver. We are looking to overcome this through design changes to facilitate a 100% affordable housing scheme.

Response 71: 2 Station Road, Great Shelford

From: Planning Issues
Sent: 01 February 2024 17:14

Apologies in short delay in coming back to you I wanted to check with client.

I believe work has started on site, or certainly preparatory work. It is anticipated that dwellings will be ready for first occupation in April 2025. As it's a single phase flatted scheme all 39 units have to be completed broadly at the same time. They will all be marketed and depends a little on which apartments sell first but all units capable of being occupied from April 2025.

The questions sent to Planning Issues were:

1. The site has full planning permission for redevelopment to form 39 retirement living apartments for older persons. At March 2023, our monitoring recorded that no construction had started on site. 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 late 2023. 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 2024-2025. 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 2024-2025. 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 on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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 72: South of Thompsons Meadow, Trap Road, Guilden Morden

No response has been received from the housebuilder or their agent.

Response 73: South of 279 St Neots Road, Hardwick

From: Hill
Sent: 14 February 2024 12:08

1. The site has detailed planning permission for 178 dwellings following the demolition of two existing dwellings, and is under construction. At March 2023, our monitoring recorded that the two existing dwellings had been demolished, 102 new dwellings had been completed, 31 new dwellings were under construction and 45 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

        149 completions by 31 December 2023

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        12 in total: 166/149/177/170/163/141/142/129/146/132/145/178

2. 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?

It is still the intention to be complete by August 2024.

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 17
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 0

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

No completions anticipated for years 2029-2030.

Response 74: Former Waste Water Treatment Facility, Cambridge Road, Hauxton

From: Hourigan Planning
Sent: 7 February 2024 16:00

As you note, the application for Reserved Matters (24/00208/REM) has been registered and is currently in the consultation stage, with a target determination date of 19 April 2024. The Local Planning Authority also has before it an application to Discharge a number of Conditions pursuant to the outline permission (S/2184/16/CONDC), with a target decision date of 18 March 2024.

I'm not in a position to provide detailed answers to your questions at this stage I'm sorry, and all I can advise that is that Bridgemere envisage the development of the site will be constructed over a 2-year period, with the prospect of starting in end of June / early July 2024 (subject to planning).

No remediation work has commenced on site yet.

As you may also be aware, the Council is also considering a current outline planning application for an employment scheme at the subject site – Application Reference 23/03080/OUT. Hourigan Planning is not the Agent for that application. The landowner has had to explore alternative uses for the subject site since the original outline permission for residential development was granted, given the significant remediation which is required – it is a well-known constraint / cost factor and as construction costs have risen since the original permission has granted, this has resulted in the need to explore alternative development options.

The questions sent to Hourigan Planning were:

1. The site has outline planning permission for 32 dwellings, and a reserved matters application (24/00208/REM) is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

2. We understand that land remediation needs to be carried out before the site can be developed for housing. Has work started on remediating the land? If not, when do you anticipate that the remediation works will be undertaken?

3. When do you anticipate construction will start on the first dwelling(s)?

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 75: Wellcome Genome Campus, Hinxton

From: David Lock
Sent: 14 February 2024 10:11

1. The site has outline planning permission for a mixed use development comprising of: up to 150,000 sqm of employment uses, up to 1,500 residential dwellings (including Houses in Multiple Occupation), and supporting uses. What progress is being made towards delivery of dwellings on the site?

The following sets out the progress to date, some of which was advised last year but hopefully this provides a comprehensive overview:

U&C has worked closely with SCDC on addressing the pre-Reserved Matters Conditions, particularly around the Design Guide and Development Brief structure to provide an efficient approach to the submission of reserved matters applications, this is reflected in the workstreams below. Please note that I haven't replicated the updates from last year in terms of approval of pre-commencement conditions etc

a) Enabling works and early landscape works submission –works have been undertaken including significant tree translocation and new planting, earthworks and SuDS that provide a landscape buffer to the future residential parcels. Site set up has now been undertaken with a site office and haul routes in place.

b) Reserved matters application for new site accesses off A1301 – these works are now underway, having started in Q4 2023. Currently the main site accesses are being constructed to provide access to the first parcels.

c) Full Planning Application for new bridges to link the existing campus with the expansion land – this is now approved and the bridges will be delivered in the first phase of infrastructure works.

d) Strategic Development Guide – Site Wide Design Guide Document providing strategic design framework for research and translation and residential components of the site and all associated infrastructure. This is now approved and provides the basis for all RMAs across the expansion land, thus unlocking the RMA submission / approval.

e) The reserved matters application for the first phase of on-site infrastructure – the scope of this has evolved and is due to be submitted imminently for a start on site in Q3/4 2024. This will provide the supporting infrastructure for the first parcels.

f) The reserved matters application for the first building (parcel A) which comprises 83 residential apartments and leisure facilities is well advanced and a draft is currently

being finalised for submission in March 2024. This is anticipated to start on site in Q4 2024.

g) The next phase of residential parcels (Parcels E / F / G) circa 290 units are currently in the initial stages of design with an architect appointed. It is anticipated that the RMA(s) for these parcels will be submitted in Q4 2024.

2. Detailed planning permissions have been approved for some initial infrastructure, including for enabling works, new site accesses and bridges, and improvements to the A1301. However, further reserved matters applications are expected for on-site infrastructure. What is your anticipated programme for the submission of applications, discharge of conditions and the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
    a. When do you anticipate that a reserved matters planning application(s) for initial on-site infrastructure will be submitted?

       The amendments to the Design Guide (to positively respond to consultation with an amended design) also affected the design and scope of the RMA and thus, this RMA had to align with the approval of the Design Guide. This RMA is to be submitted imminently – due for end of February 2024.

    b. You previously anticipated that construction of initial infrastructure would start in Q4 2023. Has construction started on the initial infrastructure? If not, when do you anticipate that construction of initial infrastructure will start on site?

       These works will start immediately following the approval of the RMA. It is anticipated that alongside the RMA, a condition discharge application for enabling works will be submitted, this will allow preliminary works to enable the Phase 1 Infrastructure can be commenced earlier (i.e. a shorter statutory determination period and no pre-commencement conditions). This will help expedite the phase 1 infrastructure works once RMA approval is secured. It is anticipated the enabling works will begin in Q2 /Q3 2024 and the RMA itself in Q3/4.

    c. You previously anticipated that the initial infrastructure would be completed in Q3 2024. Is this still you intention? If not, when do you anticipate that the initial infrastructure will be completed?

       This RMA implementation will be phased but the components necessary to facilitate the first parcels aim to be complete in 2025/26.

3. What is your anticipated programme for the delivery of the first phase of dwellings? In particular:

a. When do you anticipate that a reserved matters planning application(s) for the first phase of dwellings will be submitted?

   The first building RMA on the Expansion land will comprise residential units to prioritise residential delivery. It is being progressed in tandem with the infrastructure to ensure that the works can be undertaken in parallel and as such the completion of the infrastructure to serve the parcel will align with parcel occupation. The RMA will be submitted in March 2024.

b. You previously anticipated that the first phase of residential development would include about 80 dwellings. Is that still your intention? If not, how many dwellings do you anticipate the first phase will accommodate?

   The RMA contains 83 units.

c. When do you anticipate that construction will start on the first dwelling(s) on this first phase?

   It is anticipated for Q3/4 2024

d. You previously anticipated that the first dwelling(s) on the first phase would be completed in 2025. Is that still your intention? If not, when do you anticipate that the first dwelling(s) on the first phase will be completed?

   It is anticipated that first completions will be in 2026

e. You previously anticipated that the first phase of would will be completed in 2026. Is that still your intention? If not, when do you anticipate that the first phase of dwellings will be completed?

   The first phase of dwellings aims to be complete (with the occupation of Parcel A) in 2026

4. What is your anticipated programme for the delivery of the second phase of dwellings? In particular:
   a. When do you anticipate that a reserved matters planning application(s) for the second phase of dwellings will be submitted?

      To expedite the delivery of dwellings, the next residential RMA(s) are currently being progressed. It is in its initial design stages and is anticipated for submission Q4 2024

b. You previously anticipated that the second phase of residential development would include about 290 dwellings. Is that still your intention? If not, how many dwellings do you anticipate the second phase will accommodate?

   These next three parcels (E/F/G) comprise approximately 290 dwellings (subject to the RMA detail and parking resolution).

c. When do you anticipate that construction will start on the first dwelling(s) on this second phase?

   The construction of E/F/G is anticipated for Q2/3 2025.

d. When do you anticipate that the first dwelling(s) on the second phase will be completed?

   The first dwellings will be completed in 2026. This RMA is part of a wider facility for leisure uses and will tie into the wider infrastructure, thus, completion (and occupation) is likely to be coordinated. Subsequent phases of residential units can be completed and occupied in more of a phased release.

e. When do you anticipate that the second phase of dwellings will be completed?

   The second phase is anticipated for completion in 2026-27.

5. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
   a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase?

      It is still anticipated that residential RMAs will be submitted to enable consistent residential delivery of circa 200 units per annum.

   b. How many dwellings do you anticipate each phase will accommodate?

      Given the structure of the residential delivery at the Campus, it is not likely that there will be a fixed approach to phasing. As noted above, it is anticipated that U&C will bring forward RMAs to facilitate a consistent residential delivery of circa 200 units per annum.

   c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

Please see response above

d. When do you anticipate that the first dwelling(s) in each phase will be completed?

   Please see response above – it is anticipated delivery will seek to complete 200 dwellings per annum

e. When do you anticipate that each phase of dwellings will be completed?

   Please see response above

6. You previously advised that circa 200 dwellings per year will be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development?

This is still the intention (following the initial phase when parcel A /E / F /G may all complete is relatively close succession)

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 83
   - 1 April 2026 – 31 March 2027: 290
   - 1 April 2027 – 31 March 2028: 200
   - 1 April 2028 – 31 March 2029: 200

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Yes

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?

There are no known constraints to Wellcome Genome Campus specifically. As indicated in its Annual Report, U&C closely monitors the political and economic environment and the property market and has reflected on the evolving planning context, all which provide a level of uncertainty going forwards. However, there is a clear impetus from Government to expediate delivery, particularly in the Cambridge area and U&C will work with SCDC and CCC to support this where appropriate whilst protecting the design quality of the Campus development and the mitigation which must be delivered in a timely manner.

Response 76: Land north and south of Bartlow Road, Linton

From: Abbey Developments
Sent: 12 March 2024 4:35 PM

1. The site has detailed planning permission for 55 dwellings and is under construction. At March 2023, our monitoring recorded that 18 dwellings were completed, 7 dwellings were under construction, and 30 dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?

    2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 34, 35, 36, 37, 38, 39, 40, 41, 42.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

    27, 28, 9, 8, 32, 31, 14, 29, 30, 1, 43, 15, 33.

2. When do you anticipate that the development will be completed?

    October 2024

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 44-55
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

N/A

Response 77: 20 Cambridge Road, Linton

From: Havebury Housing Partnership
Sent: 22 February 2024 11:23

1. The site has full planning permission for demolition of the existing sales/workshop building and erection of 14 dwellings. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?

Works on site are well progressed. The roof is on and windows are being installed.

2. When do you anticipate that construction will start on the first dwelling(s)?

Construction started May 2023

3. You previously anticipated that the first dwelling(s) would be completed in July 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Works were delayed at the start meaning a completion date is pushed to 30th September 2024.

4. You previously anticipated that the development would be completed in July 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

Works were delayed at the start meaning a completion date is pushed to 30th September 2024.

5. What are the anticipated completions for each of the next five years on this development?

All units to complete in one phase – September 2024

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Not applicable

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?

Works are progressing well on site. Delays are not currently anticipated.

Response 78: Sheen Farm, Royston Road, Litlington

From: Accent
Sent: 05 February 2024 14:17

On the basis that a dwelling is complete when it is watertight I confirm Sheen Farm Litlington had 20 of 22 homes watertight at end December 2023.

We are expecting the final two to complete in Q1 – June 2024.

The questions sent to Accent were:

1. This site has full planning permission for the demolition of the existing farmhouse and erection of 22 dwellings, and is under construction. At March 2023, our monitoring recorded that the existing dwelling had been demolished, 12 new dwellings had been completed, 7 new dwellings were under construction, and 3 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

2. You previously anticipated that the development would be completed in November 2023. 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 on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Response 79: East of New Road, Melbourn

From: Hopkins Homes
Sent: 18 January 2024 12:02

1. The site has detailed planning permission for 199 dwellings, and is under construction. At March 2023, our monitoring recorded that 197 dwellings had been completed, and 2 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

        195 plots had legally completed, the remaining 4 were constructed and for sale.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        Of the 4 remaining constructed plots, one legally completed in January 2024, we have two reservations and one plot for sale. Ideally all will be legally completed by the end of March 2024 or very close thereafter.

2. You previously anticipated that the development would be completed in July 2023. Has the development been completed? If not, when do you anticipate that the development will be completed?

Build is complete.

3. What are the anticipated completions for each of the next five years on this development?

N/A

Response 80: Former GoCold Building and former Stables building, Station Yard, High Street, Meldreth

From: Talbot Homes
Sent: 15 February 2024 11:27

I have moved the site across to our new planning consultants who are preparing to communicate with you.

I suspect they will come back to you this week or early next week. The intention is to deliver the site as swiftly as possible.

The questions sent to Talbot Homes were:

1. The site has a full planning permission for 22 new dwellings and a separate full planning permission for change of use of the former stables building to a dwelling. A material start has been made on the full planning permission for 22 dwellings and therefore the planning permission remains extant. At March 2023, no construction works had started on the change of use of the building. What progress is being made towards delivery of dwellings on the site?

2. When do you anticipate that construction will start on the first new dwelling(s)?

3. When do you anticipate that the first new dwelling(s) will be completed?

4. When do you anticipate that construction will start on the change of use of the former stables building to a dwelling?

5. When do you anticipate that the change of use of the former stables building to a dwelling will be completed?

6. When do you anticipate that the development will be completed?

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

8. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 81: Land off Fen End, Over

From: Granary Developments
Sent: 26 January 2024 15:45

1. The site has full planning permission for 20 dwellings and is under construction. At March 2023, our monitoring recorded that 7 dwellings were completed and 13 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?

Plots 1 to 8, 10,14 and 16.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

Plots 18,19 ,20,9,11,12,13,15 and 17.

2. You previously advised that the development would be completed in 2023-2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

It is.

3. What are the anticipated completions for each of the next five years on this development?

All complete prior to this.

- 1 April 2024 – 31 March 2025:
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029?

Yes.

Response 82: Land at and to the rear of 30 and 32 New Road, Over

From: Hayfield Homes
Sent: 23 February 2024 08:47

1. The site has detailed planning permission for the demolition of 2 dwellings and the erection of 44 new dwellings. At March 2023, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Yes the existing bungalows have been demolished. Construction commenced on 24 March 2023.

2. You previously anticipated that construction would start on the first dwelling(s) in March 2023. 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 commenced and first occupation has taken place (see below).

3. You previously anticipated that the first dwelling(s) would be completed in Q4 2023. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

First completion took place in December 2023.

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?

        Plot 4

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        Plot 5

5. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025: 42 dwellings
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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?

Response 83: Land between 66-68 Common Lane, Sawston

From: Carter Jonas
Sent: 09 February 2024 15:56

The planning permission on the site has been implemented. We are hoping that work will commence on site later this year with the dwellings delivered late 2025/early 2026.

The questions sent to Carter Jonas were:

1. The site has detailed planning permission for 10 dwellings. A material start has been made on site and therefore the planning permission remains extant. 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 autumn 2023. 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 late 2024/early 2025. 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 spring 2025. 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 on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

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 84: Land between Haverhill Road and Hinton Way, Stapleford

From: Rangeford Villages
Sent: 29 February 2024 10:14

1. 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. Planning committee in February 2023 approved a reserved matters application for 147 dwellings for older people. What progress is being made towards delivery of dwellings on the site?

Main contractor, Bennett were appointed in September 2023

2. When do you anticipate that construction will start on the first dwelling(s)?

SoS was October 2023.

3. When do you anticipate that the first dwelling(s) will be completed?

March 2025

4. When do you anticipate that the development will be completed?

July 2025

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026: 147
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028? If not, please provide anticipated completions for each year.

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 85: Land rear of 130 Middlewatch, Swavesey

From: BPHA
Sent: 29 January 2024 09:20

1. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings. At March 2023, our monitoring recorded that the existing dwelling had been demolished, but that all 70 new dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Planning has been implemented.

2. You previously anticipated that construction would start on the first dwelling(s) in early 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Early 2025

3. You previously anticipated that the first dwelling(s) would be completed in early 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Early 2026

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

5. You previously anticipated that the development would be completed in December 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

Date unknown at this time

6. What are the anticipated completions for each of the next five years on this development?

Date unknown at this time

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 86: Land at the corner of Capper Road and Cody Road, Waterbeach

From: Turley
Sent: 28 February 2024 09:47

1. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and is under construction. At March 2023, our monitoring recorded that the existing dwellings had been demolished and all 16 new dwellings were under construction.

    a. Which plots had been completed by 31 December 2023?

        Plots 11-16

    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

        Plots 1-10

2. You previously anticipated that the development would be completed in July 2023. Has the development been completed? If not, when do you anticipate that the development will be completed?

See above

3. What are the anticipated completions for each of the next five years on this development?

N/A

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

N/A

Response 87: Land south of 1b Over Road, Willingham

No response has been received from the landowner or their agent.

Response 88: Land at Belsar Farm, Willingham

From: Accent
Sent: 1 February 2024 15:56

All 25 homes at Belsar Farm Willingham are watertight.

Questions sent to Accent were:

1. The site has full planning permission for 25 dwellings and is under construction. At March 2023, our monitoring recorded that 22 dwellings were completed and 3 dwellings were under construction.
    a. Which plots had been completed by 31 December 2023?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2024?

2. You previously anticipated that the development would be completed in October 2023. 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 on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

4. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

Unallocated Sites with Resolution to Grant Planning Permission

Response 89: 6A Chapel Street, Cambridge

No response has been received from the landowner or their agent.

Response 90: Rear of 38 Histon Road, Cottenham

From: Prime Crest Homes
Sent: 1 March 2024 10:47

Until I have the s106 back from [REDACTED] to sign then I have no updates. Once that is done I believe that a reserved matters application can be submitted within 12 months and work can start within another 6.

From: Prime Crest Homes
Sent: 15 February 2024 10:46

We have just been given a draft S106 and will get that completed ASAP. Once that is complete we should be in a position to finalise the deal with [REDACTED] and then we/they will be in a position to answer all of your questions.

The questions sent to Prime Crest Homes were:

1. Planning committee in September 2022 and December 2023 approved an outline planning application for up to 34 dwellings as a Social Housing Rural Exception Site in the Greenbelt, subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?

2. When do you anticipate that a reserved matters planning application will be submitted?

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. When do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Response 91: Land north of 39A Station Road West, Whittlesford Bridge

From: Logic Planning
Sent: 1 March 2024 11:37

I have not received any feedback from the client as we are deep into S.106 work. Please push the delivery timelines by one year in your calculations.

The questions sent to Logic Planning were:

1. The Council's planning committee in July 2023 approved a full planning application for the demolition of existing buildings (including a dwelling) and the construction of 48 dwellings, subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?

2. We understand that land remediation needs to be carried out before the site can be developed for housing.
    a. Has work started on remediating the land?
    b. If not, when do you anticipate that the remediation will be undertaken?
    c. When will the site become available for housing?

3. You previously anticipated that construction of the first dwelling(s) would start in Summer 2024. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

4. You previously anticipated that the first dwellings would be completed in early 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

5. You previously anticipated that the development would be completed in early 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

7. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each 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?

Appendix E: Small Sites of 9 dwellings or less with planning permission

E.1. The NPPG (updated in February 2024, 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 19, 20, 22 and 23 (below) provide a list of the small sites of 9 dwellings or less with planning permission at 31 March 2023 in Cambridge and South Cambridgeshire. Figures 21 and 24 (below) provide a list of the small sites of 9 dwellings or less with planning permission granted between 1 April and 31 December 2023 in Cambridge and South Cambridgeshire, that are on additional sites and therefore not already counted in Figures 19, 20, 22 and 23.

E.3. Any small sites included in Figures 20 and 23 that will lapse by 31 March 2024 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 20 and 23, and the small sites in Figures 21 and 24, 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 19: Cambridge – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2023

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 21, 22 or 23.

Location	**Planning Permission Number(s)**	**Type of Planning Permission**	**Total Dwellings (net number of dwellings)**	**Built by 31 March 2023 (net number of dwellings)**	**Under Construction at 31 March 2023 (net number of dwellings)**	**Not Started at 31 March 2023 (net number of dwellings)**
Land adj 129 - 131 Ditton Fields, Cambridge	C/00660/21	Full	6	0	6	0
1 Silverwood Close, Cambridge	C/03542/21	Full	1	0	1	0
24 Elfleda Road, Cambridge	C/04396/21	Full	1	0	1	0
Kingsway Clinic, Carlton Way, Cambridge	C/01353/18	Full	4	0	4	0
101 Perse Way, Cambridge	C/01669/19	Full	0	0	0	0
Carlyle Lodge, 71A Chesterton Road, Cambridge	C/01684/18	Full	5	0	5	0
Land at Borrowdale, Cambridge	C/03498/21	Full	3	0	3	0
3 High Street, Cherry Hinton	C/01390/22	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
72 High Street, Cherry Hinton	C/01638/22	Full	5	-1	0	6
134 Perne Road, Cambridge	C/00440/18	Full	1	0	1	0
Land adj 1 Greville Road, Cambridge	C/01157/22	Full	2	0	2	0
108 Suez Road, Cambridge	C/01952/22	Full	1	0	1	0
200 Perne Road, Cambridge	C/04797/21	Full	1	-1	2	0
25-27 High Street, Chesterton	C/01703/18	Full	8	0	8	0
56 Elizabeth Way, Cambridge	C/02249/16	Full	6	-1	7	0
196 Green End Road, Cambridge	C/02791/20	Full	5	-2	0	7
233 Milton Road, Cambridge	C/01116/19	Full	1	0	1	0
45 Kings Hedges Road, Cambridge	C/04021/21	Full	2	0	2	0
6E Kings Hedges Road, Cambridge	C/05362/21	Full	1	0	1	0
17 And 17A Emmanuel Road, Cambridge	C/00393/21	Full	0	0	0	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
Warkworth Lodge, Warkworth Terrace, Cambridge	C/00421/19	Full	9	0	9	0
Land rear of 5-17 New Square, Cambridge	C/00560/19	Full	8	0	8	0
16 Cranmer Road, Cambridge	C/03072/20	Full	0	-1	1	0
36 Wilberforce Road, Cambridge	C/04076/20	Full	0	-1	1	0
19 Grantchester Road, Newnham	C/05405/21	Full	1	-1	2	0
19 Sleaford Street, Cambridge	C/00169/12	Full	1	0	1	0
59-59A Hills Road & 1 Station Road, Cambridge	C/00703/21	Full	2	0	2	0
Boltons Warehouse Ground Floor, 23 Tenison Road, Cambridge	C/01475/19	Prior Notification	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
126 Queen Ediths Way, Cambridge	C/01462/18	Full	1	0	1	0
17 Greenlands, Cambridge	C/05431/21	Full	1	0	1	0
21 Trumpington Road, Cambridge	C/00277/21	Full	0	-1	1	0
24 Newton Road, Cambridge	C/01022/22	Full	0	-1	1	0
60 Trumpington Road and 2 Nightingale Cottages, Cambridge	C/01058/18	Full	4	0	4	0
1 Fitzwilliam Road, Cambridge	C/01141/19	Full	2	-1	0	3
44 George Street, Cambridge	C/00190/21	Full	0	-1	1	0
24 Arbury Road, Cambridge	C/02669/22	Full	1	0	1	0
3 Ferry Path, Cambridge	C/03239/21	Full	1	0	1	0
Total	**-**	**-**	**88**	**-12**	**84**	**16**

Figure 20: Cambridge – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2023

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 21, 22 or 23.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land rear of 29 - 31 Peverel Road, Cambridge	C/01221/19	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
538 Newmarket Road, Cambridge	C/01416/22	Full	2	0	0	2	-
20 Norton Close, Cambridge	C/01760/22	Full	0	0	0	0	-
36 Peverel Road, Cambridge	C/03413/22	Full	1	0	0	1	-
177 - 181 Newmarket Road, Cambridge	C/04045/22	Full	4	0	0	4	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land at Tedder Way, Cambridge	C/00440/22	Full	1	0	0	1	-
1 Blackhall Road, Cambridge	C/03966/20	Full	2	0	0	2	-
68 Garden Walk, Cambridge	C/04561/22	Full	0	0	0	0	-
St Edmund's College, Cambridge	C/01864/16	Full	0	0	0	0	-
Land rear of 1 Priory Street, Cambridge	C/02030/22	Full	1	0	0	1	-
62 Oxford Road, Cambridge	C/02377/21	Full	1	0	0	1	-
68 - 70 Castle Street, Cambridge	C/03429/21	Prior Notification	2	0	0	2	-
45-47 Woodlark Road, Cambridge	C/04473/22	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
1 Rectory Terrace, High Street, Cherry Hinton	C/01375/19	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
23 High Street, Cherry Hinton	C/02894/22	Full	1	0	0	1	-
Land adjacent to 22 Mill End Close, Cambridge	C/03439/21	Full	3	0	0	3	-
5 Davy Road, Cambridge	C/00442/21	Full	1	0	0	1	-
67 Perne Road, Cambridge	C/00866/19	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Land rear of 440 Cherry Hinton Road, Cambridge	C/00960/19	Full	-	-	-	-	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
338 Cherry Hinton Road, Cambridge	C/01144/22	Full	2	0	0	2	-
46 Perne Road, Cambridge	C/01465/19	Full	1	0	0	1	-
145 Perne Road, Cambridge	C/01467/19	Full	3	0	0	3	-
199-201 Cherry Hinton Road, Cambridge	C/01478/21	Full	1	0	0	1	-
Family Centre, Malta Road, Cambridge	C/01890/18	Full	9	0	0	9	Some Discharge of Conditions approved in June 2023, therefore assume not lapsed.
Land rear of 198 Perne Road, Cambridge	C/02363/22	Full	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Garage adjacent 1 Rustat Road, Cambridge	C/02882/22	Full	1	0	0	1	-
208 - 208A Cherry Hinton Road, Cambridge	C/02936/22	Full	2	0	0	2	-
Land adjacent to 136 Perne Road, Cambridge	C/03555/22	Full	1	0	0	1	-
Land at Trefoil Terrace, Budleigh Close, Cambridge	C/04244/20	Full	1	0	0	1	-
31 Gisborne Road, Cambridge	C/05148/22	Full	0	0	0	0	-
1 Maitland Avenue, Cambridge	C/00284/21	Full	2	0	0	2	-
157 Green End Road, Cambridge	C/00469/22	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land adj 97 Kendal Way, Cambridge	C/00996/22	Full	1	0	0	1	-
6 Sherbourne Close, Cambridge	C/01803/18	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
70 Water Street, Cambridge	C/02008/22	Full	3	0	0	3	-
Land rear of 69 Green End Road, Cambridge	C/02267/22	Full	1	0	0	1	-
178 Kendal Way, Cambridge	C/03752/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
38 High Street, Chesterton	C/03838/20	Full	2	0	0	2	-
Former The Jenny Wren, 80 Campkin Road, Cambridge	C/00278/22	Full	9	0	0	9	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
32 Ramsden Square, Cambridge	C/01837/22	Full	1	0	0	1	-
30 Caravere Close, Cambridge	C/02871/20	Full	1	0	0	1	Some Discharge of Conditions approved in December 2023, therefore assume not lapsed.
8 Kings Hedges Road Cambridge CB4 2PA	C/02954/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
127 Kings Hedges Road, Cambridge	C/03781/22	Full	1	0	0	1	-
38 Ramsden Square, Cambridge	C/04191/20	Full	-	-	-	-	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
84 Ramsden Square, Cambridge	C/04865/21	Full	1	0	0	1	-
1A Botolph Lane, Cambridge	C/00065/22	Full	2	0	0	2	-
15 & 16 Emmanuel Road, Cambridge	C/01541/22	Full	2	0	0	2	-
Commercial Unit adjacent to 1 Prospect Row, Cambridge	C/01784/22	Full	1	0	0	1	-
First Floor and Second Floor and Third Floor, 98 Regent Street, Cambridge	C/02819/22	Prior Notification	4	0	0	4	-
73 Newmarket Road, Cambridge	C/02969/22	Full	9	0	0	9	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
14-17 Regent Terrace, Cambridge	C/03418/20	Full	6	0	0	6	Some Discharge of Conditions approved in October 2023, therefore assume not lapsed.
Land rear of Gibson House, Paradise Street, Cambridge	C/03912/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
28 and 29 Portugal Place, Cambridge	C/04834/21	Full	-1	0	0	-1	-
16 and 16A Burleigh Street, Cambridge	C/04949/22	Full	1	0	0	1	-
Ashton House, Newnham Road, Cambridge	C/01495/22	Full	0	0	0	0	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land adjacent 6 Pearce Close, Cambridge	C/04715/20	Full	1	0	0	1	-
77 Mill Road, Cambridge	C/04661/22	Full	2	0	0	2	-
Rear of 157 Mowbray Road, Cambridge	C/00018/20	Full	1	0	0	1	Some Discharge of Conditions approved in February 2024, therefore assume not lapsed.
11 Hinton Avenue, Cambridge	C/00197/22	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
23 Wulfstan Way, Cambridge	C/00851/19	Outline	-	-	-	-	Lapsed as no reserved matters application submitted within timescale. New outline planning permission (23/02508/OUT) approved in August 2023 - see Figure 21.
111 - 113 Queen Ediths Way, Cambridge	C/01411/22	Outline	1	0	0	1	-
45 Nightingale Avenue, Cambridge	C/01538/21	Full	-1	0	0	-1	-
160 Blinco Grove, Cambridge	C/01855/22	Full	1	0	0	1	-
157 Mowbray Road, Cambridge	C/01946/22	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
1A Fendon Road, Cambridge	C/02067/22	Full	8	0	0	8	-
173 Queen Ediths Way, Cambridge	C/02532/22	Full	1	0	0	1	-
12 - 14 Holbrook Road, Cambridge	C/02606/20	Full	1	0	0	1	-
15 Tillyard Way, Cambridge	C/02862/21	Full	2	0	0	2	-
98 Wulfstan Way, Cambridge	C/02960/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
27 Wulfstan Way, Cambridge	C/04921/22	Reserved Matters	1	0	0	1	-
72-74 St Philips Road, Cambridge	C/00265/22	Outline	1	0	0	1	-
60 Wycliffe Road, Cambridge	C/01670/19	Full	-	-	-	-	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
157 Coldhams Lane, Cambridge	C/02745/22	Full	1	0	0	1	-
163 - 167 Mill Road, Cambridge	C/03622/21	Prior Notification	4	0	0	4	-
34 Barrow Road, Cambridge	C/01229/20	Full	0	0	0	0	-
Land at 14-16 Hauxton Road, Cambridge	C/01281/22	Outline	1	0	0	1	-
25B Bishops Road, Cambridge	C/01609/20	Full	1	0	0	1	-
98A Shelford Road, Cambridge	C/02035/18	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
71 - 73 Bishops Road, Cambridge	C/02782/22	Full	0	0	0	0	-
Rose Cottage, Trumpington Road, Cambridge	C/03327/20	Full	-	-	-	-	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land at 134 Shelford Road, Cambridge	C/04379/22	Outline	1	0	0	1	-
10 De Freville Avenue, Cambridge	C/00279/22	Full	1	0	0	1	-
10 Milton Road, Cambridge	C/01003/22	Full	2	0	0	2	-
33 Chesterton Road, Cambridge	C/01238/22	Full	1	0	0	1	-
Garage adjacent to Sayle House, 38 Chesterton Hall Crescent, Cambridge	C/01430/19	Full	1	0	0	1	-
Land rear of 109 Milton Road, Cambridge	C/02200/22	Full	1	0	0	1	-
245 Chesterton Road, Cambridge	C/03738/20	Full	-	-	-	-	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Mayfair Court, Milton Road, Cambridge	C/04570/22	Prior Notification	6	0	0	6	-
5 Milton Road, Cambridge	C/05251/22	Full	1	0	0	1	-
Total	**-**	**-**	**132**	**0**	**0**	**132**	**A lapse rate of 12% for non-delivery has been applied, therefore 116 dwellings anticipated from these sites.**

Figure 21: Cambridge – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2023

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
52 Alpha Road, Cambridge	22/04538/FUL	Full	1
36 Amwell Road, Cambridge	22/05472/FUL	Full	2
101 Beaumont Road, Cambridge	23/01309/FUL	Full	0
4-5 Bene't Place, Lensfield Road, Cambridge	22/04579/FUL	Full	2
13-14 Burleigh Street, Cambridge	23/01966/PRIOR	Prior Approval	2
Land south east of 72 Canterbury Street, Cambridge	22/01304/FUL	Full	1
48 Cavendish Avenue, Cambridge	23/02630/FUL	Full	0
286 Cherry Hinton Road, Cambridge	22/05304/FUL	Full	0
164 Chesterton Road, Cambridge	23/02527/FUL	Full	0
120 Crowland Way, Cambridge	23/00530/FUL	Full	0
Edeva Court, Cambridge	22/03076/FUL	Full	3
3-5 Fen Road, Cambridge	22/03855/OUT	Outline	2
The White House, 72 Fen Road, Cambridge	23/01013/FUL	Full	1
Mackery End, Gazeley Road, Cambridge	23/01320/FUL	Full	0
Land rear of 190 Green End Road, Cambridge	21/01791/FUL	Full	1
132 Hobart Road, Cambridge	22/05599/FUL	Full	0
155 Hills Road, Cambridge	23/01846/FUL	Full	4

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
5 Hinton Avenue, Cambridge	23/02094/FUL	Full	1
71 Histon Road, Cambridge	23/03044/FUL	Full	1
45 Leete Road, Cambridge	23/00455/FUL	Full	0
Mayfair Court, Milton Road, Cambridge	23/02431/FUL	Full	6
315 Milton Road, Cambridge	22/02162/FUL	Full	0
Land rear of 368-370 Milton Road, Cambridge	21/03508/FUL	Full	2
28 Mortlock Avenue, Cambridge	23/00535/FUL	Full	0
136 Mowbray Road, Cambridge	22/04180/FUL	Full	1
Land rear of 40 & 42 Natal Road, Cambridge	22/03492/FUL	Full	2
Lower Flat, 123 Newmarket Road, Cambridge	23/00458/FUL	Full	0
666 Newmarket Road, Cambridge	23/01359/FUL	Full	0
Land adj The Ship, Northfield Avenue, Cambridge	23/01579/FUL	Full	9
Land rear of 208 & 210 Queen Ediths Way, Cambridge	22/05070/FUL	Full	8
25 Rawlyn Road, Cambridge	22/05590/FUL	Full	1
103 Richmond Road, Cambridge	23/03265/CLUED	Certificate of Lawfulness	1
Land rear of 115 Shelford Road, Cambridge	22/04783/FUL	Full	8
4 Uphall Road, Cambridge	23/01570/FUL	Full	0
39 Victoria Park, Cambridge	23/00050/CL2PD	Certificate of Lawfulness	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
127 Victoria Road, Cambridge	23/01713/CL2PD	Certificate of Lawfulness	0
253 Victoria Road, Cambridge	23/03419/CL2PD	Certificate of Lawfulness	0
159 Vinery Road, Cambridge	23/01014/FUL	Full	3
68 Whitehill Road, Cambridge	23/01820/FUL	Full	1
23 Wulfstan Way, Cambridge	23/02508/OUT	Outline	1
21 High Street, Cherry Hinton	23/03611/FUL	Full	2
147 High Street, Cherry Hinton	23/02033/FUL	Full	1
TOTAL	**-**	**-**	**67** **A lapse rate of 12% for non-delivery has been applied, therefore 59 dwellings anticipated from these sites.**

Figure 22: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2023

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 21, 22 or 23.

Location	**Planning Permission Number(s)**	**Type of Planning Permission**	**Total Dwellings (net number of dwellings)**	**Built by 31 March 2023 (net number of dwellings)**	**Under Construction at 31 March 2023 (net number of dwellings)**	**Not Started at 31 March 2023 (net number of dwellings)**
Old GPO Building, Land north of 11 Ermine Way, Arrington	S/00209/17	Full	1	0	1	0
Land west of 10 Cambridge Road, Balsham	S/03037/20	Full	1	0	1	0
Barns adjacent to 20 West Green, Barrington	S/01146/21	Full	1	0	1	0
41 Fen Road, Bassingbourn	S/02256/16	Full	0	-1	1	0
Adjacent to 63 Highfields Road, Highfields Caldecote	S/00403/15	Full	2	1	0	1
34 East Drive, Highfields Caldecote	S/01091/22	Reserved Matters	1	0	1	0
Southwind, Highfields Road, Highfields Caldecote	S/01136/19	Full	3	2	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
Plot 4 Westside, St Neots Road, Caldecote	S/01544/20	Full	6	0	6	0
Leylands, Highfields Road, Highfields Caldecote	S/01764/20	Full	0	1	0	-1
28 Highfields Road, Highfields Caldecote	S/01923/20	Full	2	0	2	0
Clare Cottage, Main Street, Caldecote	S/03261/18	Full	0	-1	1	0
Land at 87 Highfields Road, Highfields Caldecote	S/05253/21	Reserved Matters	3	0	3	0
6 Garstones, Great Cambourne	S/01170/15 & S/03300/16	Full	1	-1	2	0
23 Brockholt Road, Caxton	S/03306/20	Full	2	0	2	0
188 Barton Road, Comberton	S/00397/21	Full	0	-1	0	1
38 South Street, Comberton	S/02475/22	Full	0	-1	1	0
New Barns Farm, Cambridge Road, Conington	S/02541/19	Prior Notification	4	0	4	0
Land at and rear of 24 High Street, Coton	S/02161/20	Full	3	-1	4	0
Land at the back of 69 Rooks Street, Cottenham	S/02575/20	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
Lingwood Farmhouse, Lingwood Farm, Smithy Fen, Cottenham	S/03672/19	Prior Notification	1	0	1	0
Haelan Feld, Twentypence Road, Cottenham	S/04408/20	Prior Notification	2	0	2	0
Clopton Farm, Lower Road, Croydon	S/02581/11	Full	2	0	2	0
Barn at Browns Farm, Boxworth Road, Elsworth	S/04671/21	Prior Notification	2	0	2	0
5 Church Lane, Elsworth	S/05616/21	Full	0	-1	1	0
Land rear of 27 Cootes Lane, Fen Drayton	S/00275/21	Full	1	0	1	0
13 Cootes Lane, Fen Drayton	S/02582/15	Full	2	1	0	1
Land south east of 51 Middleton Way, Fen Drayton	S/03511/21	Full	1	0	1	0
4 Mill Road, Fen Drayton	S/03609/16	Full	1	0	1	0
42 Middleton Way, Fen Drayton	S/04445/19	Full	2	0	2	0
Land rear of 1 Westfield Road, Fowlmere	S/00447/21	Reserved Matters	1	0	1	0
Mill Farm, Fowlmere Road, Fowlmere	S/03105/20	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
Barn at Moores Farm, Fowlmere Road, Foxton	S/03934/20	Full	2	0	2	0
40 Pierce Lane, Fulbourn	S/04688/20	Full	1	-1	2	0
Crooked Billet Farm, Fullers Hill, Gamlingay	S/01731/20	Full	0	-1	1	0
7A, B & C Mill Street, Gamlingay	S/02252/20	Full	2	0	2	0
Old Plantation Cottage, Heath Road, Gamlingay	S/02762/19	Full	0	-1	1	0
Land adj to 100 High Street, Great Abington	S/00553/22	Full	1	0	1	0
16 Chalky Road, Great Abington	S/01069/19	Full	1	0	1	0
Land adj 19 South Road, Great Abington	S/04104/20	Full	1	0	1	0
26 Wimpole Road, Great Eversden	S/01989/21 & S/02102/22	Reserved Matters	1	0	1	0
Reed House, 1 London Road, Great Shelford	S/00108/19	Full	1	0	1	0
26 Cambridge Road, Great Shelford	S/01371/22	Full	0	-1	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
150 Cambridge Road, Great Shelford	S/01781/19	Full	4	0	-1	5
36 Leeway Avenue, Great Shelford	S/03169/22	Full	1	-1	2	0
Lodge Farm, 2 Silver Street, Guilden Morden	S/01563/17	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	1	1
181 St Neots Road, Hardwick	S/04995/21	Full	1	0	1	0
62 London Road, Harston	S/00324/17	Full	0	-1	1	0
180 High Street, Harston	S/04263/21	Full	8	0	8	0
19 Queens Close, Harston	S/05282/20	Full	1	0	1	0
Land adj 76 High Street, Haslingfield	S/00029/22	Full	1	0	1	0
17 Fountain Lane, Haslingfield	S/01313/20	Full	0	-1	1	0
58 Broad Lane, Haslingfield	S/01683/22	Full	0	-1	1	0
Kingston Barns, Bourn Road, Kingston	S/00252/22	Full	1	0	1	0
Town Farm House, Tinkers Lane, Kingston	S/04355/20	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
129 Waterbeach Road, Landbeach	S/03889/20	Full	0	0	-1	1
Beach Farm, Green End, Landbeach	S/03981/20	Full	1	-1	2	0
Greenhill Farm, Hollow Lane, Linton	S/00096/98	Reserved Matters	1	0	1	0
Rear of 36 & 38 Back Road, Linton	S/04297/18	Full	1	0	1	0
Unit 1 and 2 Old Post House, Silver Street, Litlington	S/04554/21	Prior Notification	1	0	1	0
6 Bucks Lane, Little Eversden	S/02073/21	Full	0	-1	1	0
The Garage, 66 Main Road, Little Gransden	S/00660/16	Full	1	0	1	0
Land south of 34 Church Street, Little Gransden	S/02958/20	Reserved Matters	1	0	1	0
9A Hauxton Road, Little Shelford	S/03296/22	Full	1	0	1	0
Ruboic, The Flint, Newmarket Road, Heydon	S/01692/14	Full	0	-1	0	1
Westfield Orchard, Old North Road, Bassingbourn	S/02175/19	Full	0	1	0	-1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
New Farm, Royston Road, Melbourn	S/04204/22	Prior Notification	4	0	4	0
13 Chiswick End, Meldreth	S/02154/14	Full	1	0	0	1
The Black House, Chesterton Fen Road, Milton	S/03280/18	Full	0	-2	2	0
Land rear of 49 Cambridge Road, Milton	S/04301/21	Full	3	0	4	-1
Barns at Newton Manor House, Town Street, Newton	S/01935/20 & S/02385/20	Prior Notification	2	0	2	0
Land rear of 13, 25, 27 & 29 Harston Road, Newton	S/02079/16	Full	1	0	1	0
Land adjacent to 28 Harston Road, Newton	S/02595/20	Full	8	0	8	0
57 Longstanton Road, Oakington	S/00994/16	Reserved Matters	1	-1	0	2
Former Garage Site, Meadowcroft Way, Orwell	S/03068/21	Full	4	0	4	0
45 High Street, Over	S/01224/18	Full	5	3	2	0
46 Station Road, Over	S/01648/20	Full	4	-1	5	0
71 Willingham Road, Over	S/03448/22	Full	1	0	1	0
16 New Road, Over	S/05178/20	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
24 Ridgeway, Papworth Everard	S/03709/21	Full	0	-1	1	0
85 High Street, Sawston	S/05453/21	Full	1	0	1	0
Pithayes, 2 Frog End, Shepreth	S/02351/18	Full	1	0	1	0
Sunavon, High Street, Shingay cum Wendy	S/04827/18	Full	0	0	0	0
Barns south of Howards Lane, Cardinals Green	S/03688/20	Full	1	0	1	0
Flittons Farm, 78-80 Station Road, Steeple Morden	S/02407/22	Prior Notification	1	0	1	0
Land at 77 Station Road, Stow cum Quy	S/00554/19	Full	2	0	2	0
100 Middle Watch, Swavesey	S/00928/19	Full	1	0	1	0
36 Rose and Crown Road, Swavesey	S/02499/20	Full	1	0	1	0
Land rear of 84 Fulbourn Old Drift, Teversham	S/02379/22	Full	1	0	1	0
The Travellers Rest, Ely Road, Chittering	S/00033/21	Full	6	-1	7	0
Field View Farm, Chittering Drove, Waterbeach	S/01336/19	Full	0	-1	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)
Land to rear of 17-19A Green Street, Willingham	S/01874/07	Reserved Matters	5	3	0	2
Avalon, Station Road, Longstanton	S/01977/21	Full	0	-1	1	0
Middle Fen Cottage, Earith Road, Willingham	S/02621/16	Full	0	-1	0	1
24 Church Street, Willingham	S/03300/22	Full	1	0	1	0
17-19A Green Street, Willingham	S/04529/19	Reserved Matters	2	0	2	0
Total	**-**	**-**	**146**	**-15**	**147**	**14**

Figure 23: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2023

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 21, 22 or 23.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Worsted Lodge, London Road, Old A11, Babraham	S/01941/20	Full	1	0	0	1	-
Mill Farm Buildings, Linton Road, Balsham	S/04494/22	Prior Notification	1	0	0	1	-
15 Shepreth Road, Barrington	S/00306/23	Full	0	0	0	0	-
7 Back Lane, Barrington	S/00898/22	Full	0	0	0	0	-
7 West Green, Barrington	S/03885/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land between 28 and 63 Kings Grove, Barton	S/01524/22	Full	1	0	0	1	-
1A The Cedars, Bassingbourn	S/00943/22	Full	1	0	0	1	-
Land adjacent to 56 High Street and west of Spring Lane, Bassingbourn	S/01141/19	Full	4	0	0	4	-
88 North End, Bassingbourn	S/02319/22	Full	1	0	0	1	-
154 Bridge Street, Whaddon	S/03786/21	Full	0	0	0	0	-
32 High Street, Bassingbourn	S/04137/19	Full	4	0	0	4	-
Land at Fairways, Toft Road, Bourn	S/00261/23	Outline	1	0	0	1	-
Fairways, Toft Road, Bourn	S/01954/22	Prior Notification	3	0	0	3	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land between Hillcrest and The Fairways, Toft Road, Bourn	S/02737/22	Outline	1	0	0	1	-
Land adj 133 Caxton End, Bourn	S/02816/22	Full	1	0	0	1	-
Burr Elm Court, Main Street, Caldecote	S/00500/22	Full	4	0	0	4	-
42 West Drive, Highfields Caldecote	S/03681/21	Full	2	0	0	2	-
Manor Farm, Main Street, Caldecote	S/04543/19	Full	1	0	0	1	-
Land at the back of 4 and 6 East Drive, Highfields Caldecote	S/04702/20	Outline	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land at Damms Pastures, Highfields Caldecote	S/05053/20	Full	1	0	0	1	-
Oakview Barn, Camps End, Castle Camps	S/02736/20	Full	1	0	0	1	-
1 Park Lane, Castle Camps	S/03200/21	Full	1	0	0	1	-
Barn adjacent Mascals Barn, Olmstead Green, Castle Camps	S/03260/21	Prior Notification	1	0	0	1	-
Land south of Coopers Farm, Olmstead Green, Castle Camps	S/03475/21	Full	1	0	0	1	-
Land south of Bartlow Road, Castle Camps	S/04538/19	Reserved Matters	5	0	0	5	Not lapsed. Evidence suggests that a start has been made on site.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
The Old Barn, St Peters Street, Caxton	S/01129/22	Full	1	0	0	1	-
Firs Farm, St Peters Street, Caxton	S/05539/22	Reserved Matters	1	0	0	1	-
42 Foxs Way, Comberton	S/00188/22	Full	1	0	0	1	-
Land rear of 64 Barton Road, Comberton	S/02337/22	Full	1	0	0	1	-
Land rear of 2 Hines Lane, Comberton	S/05069/21	Full	1	0	0	1	-
Land adjacent to 40 West Street, Comberton	S/05283/20	Full	2	0	0	2	-
99 Whitwell Way, Coton	S/02685/21	Outline	1	0	0	1	-
58 High Street, Coton	S/04812/22	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land north west of 15 Orchard Close, Cottenham	S/01023/21	Outline	1	0	0	1	-
Lockspit Hall Farm, Lockspit Hall Drove, Cottenham	S/01182/22	Full	1	0	0	1	-
Fenleigh Farm, Smithy Fen, Cottenham	S/01484/21	Full	2	0	0	2	-
Land rear of 129 High Street, Cottenham	S/01893/22	Full	1	0	0	1	-
Land at the back of 144 Histon Road, Cottenham	S/01987/21	Full	1	0	0	1	-
Bassenhally Farm, Broad Lane, Cottenham	S/02520/21	Reserved Matters	-	-	-	-	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
113 Histon Road, Cottenham	S/02599/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Lingwood Farm, Smithy Fen, Cottenham	S/03460/20	Prior Notification	1	0	0	1	Not lapsed. Evidence suggests that a start has been made on site.
4 The Lakes, Twentypence Road, Cottenham	S/03763/22	Full	0	0	0	0	-
13 Victory Way, Cottenham	S/03818/22	Full	1	0	0	1	-
197 High Street, Cottenham	S/04292/22	Full	1	0	0	1	-
Land adjacent to Merton Hall, Smithy Fen, Cottenham	S/04704/22	Reserved Matters	1	0	0	1	-

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Land rear of 160 Histon Road, Cottenham	S/04786/22	Full	1	0	0	1	-
Land at 9 Church Close, Cottenham	S/05121/20	Full	1	0	0	1	-
Land south-west of Beach Road, Cottenham	S/05246/21	Prior Notification	1	0	0	1	-
16 Cambridge Road, Croxton	S/05618/21	Prior Notification	3	0	0	3	-
Land at Brickyard Farm, Lower Road, Croydon	S/02614/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Croydon Hill Farm, Croydon Hill, Croydon	S/04147/22	Prior Notification	1	0	0	1	-
46 Pettitts Lane, Dry Drayton	S/01982/21	Full	0	0	0	0	-

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Scotland Farm, Scotland Road, Dry Drayton	S/03013/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Land adj 3 Old Rectory Drive, Dry Drayton, Cambridge	S/03352/22	Outline	1	0	0	1	-
Land off Park Lane, Dry Drayton	S/05524/21	Outline	1	0	0	1	-
Elm Lodge, Meadow Drift, Elsworth	S/02515/21	Full	0	0	0	0	-
41 Boxworth Road, Elsworth	S/03219/22	Full	1	0	0	1	-
Land south of 29 Brook Street, Elsworth	S/04791/20	Full	2	0	0	2	-
36 Green End, Fen Ditton	S/00019/23	Full	0	0	0	0	-

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Orchard House, High Ditch Road, Fen Ditton	S/00560/22	Full	1	0	0	1	-
30 Cootes Lane, Fen Drayton	S/00031/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Land adj to 46 Middleton Way, Fen Drayton	S/00254/22	Full	1	0	0	1	-
Ridgeleys Farm, High Street, Fen Drayton	S/01412/07	Full	4	0	0	4	-
9 Mill Road, Fen Drayton	S/03189/20	Full	1	0	0	1	-
Land at the back of 30 Cootes Lane, Fen Drayton	S/03380/19	Full	1	0	0	1	-
47 Middleton Way, Fen Drayton	S/05273/21	Full	1	0	0	1	-

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Deans Farm, Long Lane, Fowlmere	S/05517/22	Prior Notification	1	0	0	1	-
Trinity School, 8 Station Road, Foxton	S/05580/22	Full	6	0	0	6	-
Barnsbury House, Coxs Drove, Fulbourn	S/01257/22	Full	0	0	0	0	-
20-24 Pierce Lane, Fulbourn	S/01302/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed. 23/04390/CLUED was not granted.
5 Pierce Lane, Fulbourn	S/02768/20	Full	1	0	0	1	-
Land west of 3 Teversham Road, Fulbourn	S/03182/22	Full	1	0	0	1	-

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Land adjacent to 14 Dogget Lane, Fulbourn	S/04497/22	Full	1	0	0	1	-
Land at 92 Pierce Lane, Fulbourn	S/05446/21	Full	1	0	0	1	-
Barns at Merton Farm, Church End, Gamlingay	S/00423/21	Full	4	0	0	4	-
Land at Green End/Heath Road, Gamlingay	S/00515/22	Reserved Matters	9	0	0	9	-
21 Church Street, Gamlingay	S/00741/22	Full	1	0	0	1	-
16 Little Heath, Gamlingay	S/01075/17	Full	0	0	0	0	-
12 Little Heath, Gamlingay	S/01367/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
8A Potton Road, The Heath, Gamlingay	S/01680/22	Full	0	0	0	0	-

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The Shack, Little Heath, Gamlingay	S/01729/22	Full	0	0	0	0	-
Woodview, Potton Road, Mill Hill, Gamlingay	S/02118/21	Prior Notification	2	0	0	2	-
The Agricultural Building, Drove Road, Gamlingay	S/02300/21	Full	2	0	0	2	-
Little Heath Farm, Little Heath, Gamlingay	S/02675/20	Full	1	0	0	1	-
Rose Villa, Little Heath, Gamlingay	S/03529/22	Prior Notification	5	0	0	5	-
Woodview Farm, Potton Road, Mill Hill, Gamlingay	S/03686/21	Full	1	0	0	1	-

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Land adjacent to Rose Villa, Little Heath, Gamlingay	S/04014/21	Full	1	0	0	1	-
Land south west of Home Farm Cottage, Little Heath, Gamlingay	S/04542/20	Reserved Matters	2	0	0	2	Not lapsed. Evidence suggests that a start has been made on site.
Land rear of 8 Little Heath, Gamlingay	S/04696/21	Full	1	0	0	1	-
Land west of Shenandoah, Park Lane, Gamlingay	S/05022/20	Reserved Matters	1	0	0	1	-
Land rear of 53 Church Street, Gamlingay	S/05174/22	Full	1	0	0	1	-
2 High Street, Grantchester	S/05227/22	Full	1	0	0	1	-

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Duck End Farm, Offord Road, Graveley	S/00342/22	Full	1	0	0	1	-
Land at 9 Chalky Road, Great Abington	S/02412/20	Outline	-	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Store and Premises, 9 Chapel Road, Great Eversden	S/03774/21	Prior Notification	1	0	0	1	-
Land between 2 and 4 High Street, Great Eversden	S/05008/21	Full	1	0	0	1	-
17B High Street, Great Eversden	S/05212/21	Reserved Matters	1	0	0	1	-
Westfield Farm Barn, Cambridge Road, Hauxton	S/01194/21	Prior Notification	1	0	0	1	-

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Land rear of 33 Westfield Road, Great Shelford	S/03116/21	Full	1	0	0	1	-
Beechwood House, 197 Hinton Way, Great Shelford	S/03143/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
40 Leeway Avenue, Great Shelford	S/04065/21	Full	1	0	0	1	-
White Hill Farm Barn, Granhams Road, Great Shelford	S/05119/20	Prior Notification	-	-	-	-	Unable to identify material start therefore assume lapsed.
44 Orchard Road, Great Shelford	S/05136/22	Full	1	0	0	1	-
Cold Harbour Farm, Ashwell Road, Guilden Morden	S/01488/22	Prior Notification	1	0	0	1	-

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Barn 2, north of 23 Pound Green, Guilden Morden	S/02022/21	Full	1	0	0	1	-
57A High Street, Guilden Morden	S/02086/22	Planning Permission in Principle	1	0	0	1	-
Land at 13 Trap Road, Guilden Morden	S/02183/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Cold Harbour Farm, Ashwell Road, Guilden Morden	S/02812/20	Prior Notification	-	-	-	-	Lapsed. However, superseded by 23/01981/PRIOR approved in July 2023 - see Figure 24.
Willow Barn, Pound Green, Guilden Morden	S/03087/22	Full	1	0	0	1	-

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Willow Barn Pound Green Guilden Morden Cambridgeshire SG8 0JZ	S/03088/22	Full	1	0	0	1	-
Valley Farm, 49 New Road, Guilden Morden	S/03477/20	Prior Notification	-	-	-	-	Lapsed. However, superseded by 23/02032/PRIOR approved in July 2023 - see Figure 24.
Barn 1, north of 23 Pound Green, Guilden Morden	S/03801/20	Full	1	0	0	1	-
The Hay Barn, Cold Harbour Farm, Ashwell Road, Guilden Morden	S/03869/20	Full	2	0	0	2	Some Discharge of Conditions being considered, therefore assume not lapsed.

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Land east of 13 Trap Road, Guilden Morden	S/04519/19	Outline	-	-	-	-	Lapsed. However, superseded by 22/03898/FUL approved in May 2023 - see Figure 24.
39 New Road, Guilden Morden	S/04784/22	Full	0	0	0	0	-
49 New Road, Guilden Morden	S/05314/22	Prior Notification	4	0	0	4	-
37 Cambridge Road, Hardwick	S/00869/21	Full	0	0	0	0	-
Newton House, 147 St Neots Road, Hardwick	S/01345/21	Full	5	0	0	5	-
44 Main Street, Hardwick	S/02935/15	Full	1	0	0	1	-
Land at 147 St Neots Road, Hardwick	S/03438/21	Full	9	0	0	9	-

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Land in front of 277 St Neots Road, Hardwick	S/03961/21	Full	1	0	0	1	-
347 St Neots Road, Hardwick	S/04071/22	Outline	0	0	0	0	-
277 St Neots Road, Hardwick	S/04485/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
83 High Street, Harlton	S/02428/21	Full	1	0	0	1	-
Land at the back of 136-138 High Street, Harston	S/00595/22	Full	1	0	0	1	-
106 High Street, Harston	S/00960/21	Full	1	0	0	1	-
Land adjacent to 12 Church Street, Harston	S/01024/21	Outline	1	0	0	1	-
Beech Farm, Church Street, Harston	S/01384/22	Full	9	0	0	9	-

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13 Royston Road, Harston	S/02624/21	Full	3	0	0	3	-
2 High Street, Harston	S/03394/20	Full	4	0	0	4	-
16 Pightle Close, Harston	S/04375/22	Full	0	0	0	0	-
Frog End Farm, Barton Road, Haslingfield	S/00140/22	Full	1	0	0	1	-
1 River Lane, Haslingfield	S/00294/21	Full	0	0	0	0	-
Grove Farm, Harlton Road, Haslingfield	S/01552/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
2 Barton Road, Haslingfield	S/05355/21	Full	2	0	0	2	-
76 New Road, Haslingfield	S/05449/22	Full	1	0	0	1	-
6A Church Road, Hauxton	S/00171/21	Full	1	0	0	1	-

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6 Chishill Road Heydon Cambridgeshire SG8 8PW	S/03455/22	Full	0	0	0	0	-
Hinxton Grange Coach House, Cambridge Road, Hinxton	S/00348/22	Full	1	0	0	1	-
130 Cottenham Road, Histon	S/01600/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
1 Garden Walk, Histon	S/02290/21	Outline	2	0	0	2	-
Land rear of 60 Station Road, Histon	S/02940/20	Full	1	0	0	1	Some Discharge of Conditions approved in February 2024, therefore assume not lapsed.

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1B Park Lane, Histon	S/03549/21	Full	0	0	0	0	-
55 Narrow Lane, Histon	S/03740/22	Full	2	0	0	2	-
Barns at Abbey Farm, Park Lane, Histon	S/05171/21	Full	2	0	0	2	-
Barn at Low Fen Drove Way, Horningsea	S/00343/22	Prior Notification	1	0	0	1	-
Kings Farm, High Street, Horningsea	S/03470/22	Full	1	0	0	1	-
Northgate Farm, High Street, Horningsea	S/04533/22	Full	2	0	0	2	-
The Stables, Haverhill Road, Horseheath	S/02757/22	Full	1	0	0	1	-
Land rear of 95 Station Road, Impington	S/01225/22	Full	1	0	0	1	-

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Impington Farmhouse, Cambridge Road, Impington	S/04880/21	Prior Notification	-1	0	0	-1	-
Kingston Pastures Farm, Old Wimpole Road, Kingston	S/02114/20	Outline	5	0	0	5	-
Former Grain Store, Tinkers Lane, Kingston	S/03966/22	Full	2	0	0	2	-
The Lodge, Grasshopper Park Fisheries, Ely Road, Landbeach	S/00876/21	Full	0	0	0	0	-
Grasshopper Park Fisheries, Ely Road, Landbeach	S/03124/21	Prior Notification	3	0	0	3	-

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Grasshopper Park Fisheries, Ely Road, Landbeach	S/03125/21	Prior Notification	4	0	0	4	-
24 Rivey Way, Linton	S/00206/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Land to side of 16 Chalklands, Linton	S/01037/22	Full	1	0	0	1	-
1 Cambridge Road, Linton	S/02818/22	Prior Notification	1	0	0	1	-
41 Back Road, Linton	S/04745/21	Full	0	0	0	0	-
Highfield Farm, Royston Road, Litlington	S/03306/21	Prior Notification	1	0	0	1	-
Land adj 20 Royston Road, Litlington	S/05075/22	Full	1	0	0	1	-

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1 Finchs Field, Little Eversden	S/04981/22	Full	1	0	0	1	-
Land and Buildings east of 35 Church Street, Little Gransden	S/05060/21	Full	1	0	0	1	-
The Green Man, London Road, Six Mile Bottom	S/02410/21	Outline	3	0	0	3	-
Clare College Farm, Huntingdon Road, Lolworth	S/02731/21	Prior Notification	2	0	0	2	-
Clare College Farm, Huntingdon Road, Lolworth	S/03851/21	Full	0	0	0	0	-
Highfield, Robins Lane, Lolworth	S/03962/22	Outline	1	0	0	1	-
Foxfield Farm, Fowlmere Road, Melbourn	S/00726/23	Prior Notification	1	0	0	1	-

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11 Portway, Melbourn	S/01628/20	Full	1	0	0	1	-
Land rear of 151 to 155 High Street, Melbourn	S/01913/22	Full	1	0	0	1	-
29 High Street, Melbourn	S/02011/22	Full	3	0	0	3	-
7-9 Station Road, Melbourn	S/02127/21	Full	3	0	0	3	-
Summer House Cottage, Summer House Farm, New Road, Melbourn	S/04639/20	Full	0	0	0	0	Not lapsed. Evidence suggests that existing dwelling has been demolished.
Bridgefoot Farm, Bridgefoot Barn Farm Shop and Tea Room, Barley Road, Flint Cross	S/05474/22	Full	1	0	0	1	-

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Land south west of 31 Whitecroft Road Meldreth Cambridgeshire	S/01443/21	Reserved Matters	9	0	0	9	Not lapsed. Evidence suggests that a start has been made on site.
1 High Street, Milton	S/02094/22	Full	1	0	0	1	-
Land at 26 Butt Lane, Milton	S/02722/20	Full	1	0	0	1	-
Land south west of Butt Lane, Milton	S/05399/21	Full	1	0	0	1	-
27-29 Longstanton Road, Oakington	S/01349/12	Full	1	0	0	1	-
Poplar Farm, Dry Drayton Road, Oakington	S/01602/21	Prior Notification	2	0	0	2	-
39 Cambridge Road, Oakington	S/04590/22	Full	0	0	0	0	-
22-24 High Street, Orwell	S/02956/22	Full	1	0	0	1	-

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Butts Farm, Malton Road, Orwell	S/04556/21	Full	1	0	0	1	-
Land adj 7 Station Road, Over	S/01597/22	Full	8	0	0	8	-
Nightingales Garage, London Road, Pampisford	S/01181/20	Full	4	0	0	4	Variation of Conditions approved in August 2023, therefore assume not lapsed.
Bourne House, 26B Church Lane, Papworth Everard	S/01741/21	Full	2	0	0	2	-
4 Vinter Close, Papworth Everard	S/02893/21	Full	1	0	0	1	-

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Land at the back of 8 The Green, Rampton	S/03302/21	Outline	1	0	0	1	-
Land north of 121 Old Forge Way, Sawston	S/00319/21	Full	1	0	0	1	-
Shepreth Wildlife Park, Station Road, Shepreth	S/01439/22	Full	1	0	0	1	-
Mill Green Meadow, Mill Green, Shudy Camps	S/02667/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Park Lodge, New Road, Shudy Camps	S/04450/22	Full	0	0	0	0	-

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Mobile Home, Mill Green Meadow, Mill Green, Shudy Camps	S/04498/19	Full	0	0	0	0	Not lapsed. 23/00110/CLUED granted in February 2023 confirms that a material start has been made.
8 Parkway, Shudy Camps	S/04987/20	Full	1	0	0	1	-
6 Collier Way, Stapleford	S/01375/22	Full	0	0	0	0	-
Chalk Hill, Haverhill Road, Stapleford	S/02851/21	Full	0	0	0	0	-
24 Mingle Lane, Stapleford	S/03686/22	Full	0	0	0	0	-
2 Gog Magog Way, Stapleford	S/05612/21	Full	0	0	0	0	-
Barn 2 Rectory Farm, New Road, Guilden Morden	S/01382/22	Full	1	0	0	1	-

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Land between 12 and 14 Station Road, Steeple Morden	S/01887/18	Outline	-	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Land adjacent to 67 Station Road, Steeple Morden	S/01913/20	Prior Notification	-	-	-	-	Unable to identify material start therefore assume lapsed.
Land at 16 Bogs Gap Lane, Steeple Morden	S/02532/21	Full	1	0	0	1	-
Barn 1 Rectory Farm, New Road, Guilden Morden	S/04725/21	Full	1	0	0	1	-
19 Church Street, Steeple Morden	S/04990/21	Full	4	0	0	4	-
54 Station Road, Stow cum Quy	S/04422/21	Full	1	0	0	1	-
The Old Station, Station Road, Stow cum Quy	S/05247/22	Prior Notification	1	0	0	1	-

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Land adj to 76 Middle Watch, Swavesey	S/00445/22	Full	1	0	0	1	-
Land adjacent to 26 Taylors Lane, Swavesey	S/00955/21	Full	1	0	0	1	-
121 Middle Watch, Swavesey	S/03379/20	Full	1	0	0	1	-
47 Gibraltar Lane, Swavesey	S/03592/21	Full	0	0	0	0	-
48 Middle Watch, Swavesey	S/04286/20	Full	1	0	0	1	-
Land rear of 10 Boxworth End, Swavesey	S/04730/21	Full	1	0	0	1	-
6 Thetford Terrace, Cambridge	S/05219/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Bacons Farmhouse, 20-24 Church Street, Thriplow	S/01678/20	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
Rectory Farm, Middle Street, Thriplow	S/03975/18	Full	7	0	0	7	-
55 High Street, Toft	S/01754/22	Full	1	0	0	1	-
Land rear of 6 Hardwick Road, Toft	S/01919/21	Full	1	0	0	1	-
Land adjacent to 6 Hardwick Road, Toft	S/03757/20	Full	1	0	0	1	Not lapsed. Evidence suggests that a start has been made on site.
Land off Cody Road, Waterbeach	S/01336/22	Full	1	0	0	1	-
39 Capper Road, Waterbeach	S/02495/22	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Joist Farm, Long Drove, Waterbeach	S/03027/21	Prior Notification	2	0	0	2	-
95 Bannold Road, Waterbeach	S/03370/20	Outline	4	0	0	4	-
8 Pieces Court, Waterbeach	S/04066/19	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
7 Station Road, Waterbeach	S/05572/22	Full	-1	0	0	-1	-
Platts Farm, High Street, West Wickham	S/01039/22	Full	2	0	0	2	-
The Meadow, Streetly End, West Wickham	S/01600/21	Prior Notification	1	0	0	1	-
Ivy House, The Green, Weston Colville	S/00187/21	Full	3	0	0	3	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Garage Plot, north of 14 Horseshoes Lane, Weston Colville	S/02593/20	Outline	1	0	0	1	-
Land at 44 Mill Hill, Weston Colville	S/03023/22	Full	1	0	0	1	-
44 Mill Hill, Weston Colville	S/04819/22	Full	1	0	0	1	-
Spinney Hill Farm, Newton Road, Whittlesford	S/01458/19	Full	-	-	-	-	Unable to identify material start therefore assume lapsed.
28 West End, Whittlesford	S/04922/22	Full	0	0	0	0	-
Land east of 19 High Street, Willingham	S/00614/22	Full	1	0	0	1	-
Land off Black Pit Drove, Willingham	S/00952/22	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 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
The Bungalow, New Farm, Station Road, Longstanton	S/01035/22	Prior Notification	1	0	0	1	-
Land adjacent to 74 Station Road, Willingham	S/01085/21	Full	2	0	0	2	-
Land south of 11 Earith Road, Willingham	S/01384/20	Outline	4	0	0	4	-
2 Tibbitts Farm, Meadow Road, Willingham	S/01820/21	Prior Notification	2	0	0	2	-
Highfield, Station Road, Longstanton	S/01986/21	Full	-1	0	0	-1	-
The Piggery, Haden Way, Willingham	S/02442/19	Full	1	0	0	1	-
Land north east of 155 Rampton Road, Willingham	S/02578/21	Prior Notification	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land between Shepherds Court & 29 Schole Road, Willingham	S/02760/19	Reserved Matters	8	0	0	8	-
Avon Fields, Haden Way, Willingham	S/03191/22	Prior Notification	1	0	0	1	-
The Bungalow, Haden Way, Willingham	S/04011/22	Full	0	0	0	0	-
The Arches, Schole Road, Willingham	S/04431/20	Full	0	0	0	0	-
Slawek Farm, West Fen Road, Willingham	S/04643/20	Prior Notification	-	-	-	-	Unable to identify material start therefore assume lapsed.
33 Earith Road, Willingham	S/04765/20	Full	0	0	0	0	-
Land on east side of 12 Short Lane, Willingham	S/04843/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2023 (net number of dwellings)	Under Construction at 31 March 2023 (net number of dwellings)	Not Started at 31 March 2023 (net number of dwellings)	Comments
Land at 33 Earith Road, Willingham	S/04909/21	Full	1	0	0	1	-
Land north of Lyndhurst, Station Road, Longstanton	S/05055/22	Full	1	0	0	1	-
Dogrose Barn, Green Street, Willingham	S/05508/21	Full	1	0	0	1	-
Total	**-**	**-**	**335**	**0**	**0**	**335**	**A lapse rate of 9% for non-delivery has been applied, therefore 305 dwellings anticipated from these sites.**

Figure 24: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2023

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Dotterell Hall, Cambridge Road, Balsham	23/03410/FUL	Full	2
9A Comberton Road, Barton	23/03831/FUL	Full	0
Land west of 183A North End, Bassingbourn	22/04466/OUT	Outline	1
36 Old North Road, Bassingbourn	23/03498/PRIOR	Prior Approval	1
Land south of The Causeway, Bassingbourn	22/04153/OUT	Outline	9
117 The Causeway, Bassingbourn	23/01810/FUL & 23/01811/FUL	Full	3
131 The Causeway, Bassingbourn	22/03644/OUT	Outline	3
Golders Farm, Fox Road, Bourn	23/00077/PRIOR	Prior Approval	1
Fairways, Toft Road, Bourn	23/01016/FUL	Full	2
Homecroft, The Drift, Bourn	22/03490/FUL	Full	0
Land west of Casa D Foseta, St Neots Road, Caldecote	22/04460/FUL	Full	2
Network House, St Neots Road, Caldecote	23/02279/PRIOR	Prior Approval	7
Oak Tree Cottage, St Neots Road, Cambourne	22/03802/OUT	Outline	5
Land at St Peters Street, Caxton	20/04704/OUT	Outline	9
Land adjacent to 245 Barton Road, Comberton	23/01308/OUT	Outline	1
254 Barton Road, Comberton	23/03294/FUL	Full	0
5 Green End, Comberton	23/03716/FUL	Full	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land adj 42 Foxs Way, Comberton	23/03047/FUL	Full	1
94 Swaynes Lane, Comberton	23/02468/OUT	Outline	1
The Grandstand, Race Course, Beach Road, Cottenham	23/03002/FUL	Full	1
73 High Street, Cottenham	23/02061/FUL	Full	1
138 High Street, Cottenham	23/01263/FUL	Full	1
Agricultural Building rear of 29 Histon Road, Cottenham	23/02270/PRIOR	Prior Approval	1
51 Rampton Road, Cottenham	23/01425/FUL	Full	1
Land south west of 85 to 91 Rampton Road, Cottenham	23/01377/OUT	Outline	7
33 Lambs Lane, Cottenham	23/02012/FUL	Full	2
Greenacres, Park Lane, Dry Drayton	23/02670/FUL	Full	1
Land rear of 12 Horningsea Road, Fen Ditton	23/01552/FUL	Full	1
Land adjacent to Hardwick House, High Ditch Road, Fen Ditton	23/00017/OUT	Full	1
Land adjacent to 13 Cootes Lane, Fen Drayton	23/01655/FUL	Full	1
38 Middleton Way, Fen Drayton	23/02057/FUL	Full	0
Land rear of 40A Middleton Way, Fen Drayton	22/04280/OUT	Outline	1
Land rear of 43 Middleton Way, Fen Drayton	22/04054/FUL	Full	2
Land rear of 50 Middleton Way, Fen Drayton	23/03085/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
16A Oaktree Road, Fen Drayton	20/02709/FUL	Full	1
8 Cambridge Road, Foxton	23/02984/FUL	Full	5
32 Fowlmere Road, Foxton	23/00610/FUL	Full	2
29 Apthorpe Street, Fulbourn	23/02891/FUL	Full	0
Barnsbury Stables, Coxs Drove, Fulbourn	23/00669/FUL	Full	1
20-24 Pierce Lane, Fulbourn	23/00280/FUL	Full	3
25 Thomas Road, Fulbourn	23/01768/PRIOR	Prior Approval	1
Land at 1 Town Close, Fulbourn	23/02145/FUL	Full	1
Land east of 33 Church Street, Gamlingay	23/02882/PRIOR	Prior Approval	3
8B Little Heath, Gamlingay	23/00617/PRIOR	Prior Approval	2
Land south of 31 Pepys Way, Girton	22/03382/FUL	Full	1
19 High Street, Grantchester	23/00376/FUL	Full	0
48 North Road, Great Abington	23/01685/OUT	Outline	1
Land east of Horsehill House, 49A North Road, Great Abington	23/03087/FUL	Full	1
55 North Road, Great Abington	23/02245/OUT	Outline	1
62 North Road, Great Abington	23/00941/FUL	Full	0
33 South Road, Great Abington	23/00129/FUL	Full	1
1 Glebe Lane, Great Shelford	23/03542/FUL	Full	0
1 Tunwells Lane, Great Shelford	23/00416/FUL	Full	0
Cold Harbour Farm, Ashwell Road, Guilden Morden	23/01981/PRIOR	Prior Approval	1
49 New Road, Guilden Morden	23/02032/PRIOR	Prior Approval	1
Willow Barn, Pound Green, Guilden Morden	23/02399/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land east of 13 Trap Road, Guilden Morden	22/03898/FUL	Full	9
4 Haslingfield Road, Harlton	23/01640/FUL	Full	0
167 High Street, Harston	23/02287/FUL	Full	0
6 Church Way, Haslingfield	23/02280/FUL	Full	-1
Westfield Farm Barn, Cambridge Road, Hauxton	23/01829/PRIOR	Prior Approval	2
65 Chishill Road, Heydon	23/01284/FUL	Full	1
75-77 Chishill Road, Heydon	23/03799/FUL	Full	-1
East End Cottage, Haverhill Road, Horseheath	23/02441/FUL	Full	0
Church Farm, West Wickham Road, Horseheath	23/00849/FUL	Full	1
31 Frogge Street, Ickleton	23/01699/FUL	Full	0
Barn rear of 11 Clay Close Lane, Impington	23/03397/PRIOR	Prior Approval	1
Land rear of The Rose and Crown, 2 Glebe Way, Impington	22/01027/FUL	Full	1
Land rear of 60 Impington Lane, Impington	22/05392/FUL	Full	1
4 Beech Way, Linton	23/00885/FUL	Full	1
25 Rivey Way, Linton	23/01186/FUL	Full	1
Bancroft Farm, Church Lane, Little Abington	21/03039/FUL	Full	6
53 Harlton Road, Little Eversden	23/02730/FUL	Full	0
Land adj 17 Leetes Lane, Little Eversden	23/02643/FUL	Full	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
77 Hauxton Road, Little Shelford	23/02579/FUL	Full	2
2 Manor Close, Little Wilbraham	23/02125/FUL	Full	1
Land adjacent to 1 Prentice Close, Longstanton	23/02672/OUT	Outline	1
Foxfield Farm, Fowlmere Road, Melbourn	23/02926/PRIOR	Prior Approval	1
Land rear of 90 High Street, Melbourn	21/03616/FUL	Full	1
24B Orchard Road, Melbourn	23/01658/PRIOR	Prior Approval	1
4 Station Road, Melbourn	22/04904/FUL	Full	2
Valley Farm, Station Road, Meldreth	22/02850/FUL	Full	0
45 Whitecroft Road, Meldreth	23/02767/FUL	Full	1
9 Longstanton Road, Oakington	23/03837/FUL	Full	1
10A Orchard Way, Oakington	23/02421/CLUED	Certificate of Lawfulness	1
Land rear of 8 Fen End, Over	23/01584/FUL	Full	1
25 Station Road, Over	23/02812/FUL	Full	1
Land north east of Elm Way, Papworth Everard	23/01525/FUL	Full	1
1 Farm Road, Papworth Everard	21/02802/FUL	Full	1
Studley, The Main Road, Papworth St Agnes	23/00854/FUL	Full	0
The Cottage, Topfield Farm, Cow Lane, Rampton	23/02771/FUL	Full	1
Brookside Farm, Barrington Road, Shepreth	23/04192/PRIOR	Prior Approval	1
Vine Farm, High Street, Shingay cum Wendy	23/00594/PRIOR	Prior Approval	2
1 Bangs Close, Shudy Camps	23/02626/FUL	Full	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Dingle Dell, Cambridge Road, Stapleford	23/02675/FUL	Full	0
2A North Brook End, Steeple Morden	23/02034/FUL	Full	1
63 Middle Watch, Swavesey	23/01118/FUL	Full	5
Unit F1 and F2, 4 Station Road, Swavesey	23/01494/PRIOR	Prior Approval	2
New England Barn, New England Farm Road, Tadlow	23/00055/FUL	Full	1
53 Church Street, Thriplow	23/00943/FUL	Full	1
73 The Lamb Yard, High Street, West Wratting	22/04689/FUL	Full	8
154 Bridge Street, Whaddon	22/04929/FUL	Full	0
1 Bar Lane Cottages, Newton Road, Whittlesford	23/02296/FUL	Full	1
38 Station Road West, Whittlesford	21/03980/FUL	Full	1
50 High Street, Willingham	23/01178/FUL	Full	-1
Land south of Millfield, Willingham	23/03577/PRIOR	Prior Approval	1
146 Cambridge Road, Wimpole	22/01733/FUL	Full	1
TOTAL	**-**	**-**	**164** **A lapse rate of 9% for non-delivery has been applied, therefore 149 dwellings anticipated from these sites.**