

MATTER 2

OVERALL SPATIAL VISION & GENERAL ISSUES

NORTH BARTON ROAD LAND OWNERS GROUP

CAMBRIDGE CITY COUNCIL ID. 5336

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL ID. 21302

LOCAL PLAN EXAMINATIONS

CAMBRIDGE CITY AND SOUTH CAMBRIDGESHIRE



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CONTENTS

1. INTRODUCTION.....	1
2. MATTER 2 – OVERALL SPATIAL VISION & GENERAL ISSUES	3

Appendices

- Appendix 1 - Landownership Plan – Land to the west of Cambridge
- Appendix 2 - Assessment of the Deliverability of Sites from the Housing Trajectory – Bidwells (September 2014)

1. INTRODUCTION

- 1.1 This Statement has been prepared by Januarys on behalf of the North Barton Road Land Owners Group (North BRLOG) to the Local Plan Examinations for Cambridge City and South Cambridgeshire. North BRLOG comprises four landowners, as follows: Corpus Christi College, Downing College, Jesus College, and University of Cambridge. North BRLOG owns land to the North of Barton Road which is on the south western built-up edge of Cambridge. The site is currently located within the Green Belt. It crosses the administrative boundary between Cambridge City and South Cambridgeshire. In September and October 2013 representations were submitted on behalf of North BRLOG to both draft Cambridge Local Plan (Draft CLP2014) and draft South Cambridgeshire Local Plan (Draft SCLP); separate representation reports were prepared to address the specific policies and supporting text in each document.
- 1.2 The representations to Draft CLP2014 and Draft SCLP were supported by the following technical documents: Ecological Appraisal; Initial Landscape & Visual Appraisal; Response to review of the Inner Green Belt Boundary Study; Transport Submission; Flood Risk Assessment; Initial Archaeological Overview; Housing Requirements Study; and Development Vision & Masterplan. Where relevant we will refer to the findings of these previous studies and our original representations.
- 1.3 Since those representations were submitted in late 2013 discussions have taken place between the landowners of three potential development sites on the western edge of Cambridge between Madingley Road, Barton Road and the M11; West Cambridge (owned by University of Cambridge and allocated in Policy 7/6 of Cambridge Local Plan 2006 and Policy 18: West Cambridge Area of Major Change of Draft CLP2014), St John’s College, and North BRLOG. A plan showing the different landownerships is provided in **Appendix 1**.
- 1.4 There is agreement between the landowners that a co-ordinated development could be delivered with appropriate transport connections and an orbital cycle route providing links between housing and employment. The three potential development sites are controlled by like-minded organisations that want the success of Cambridge to continue, take a long term view of development opportunities, retain an interest in the ownership and management of sites, and deliver high quality and award winning projects. In addition, the University and Colleges have a good track record of working together to deliver projects. Furthermore, the University of Cambridge is a signatory to the City Deal.
- 1.5 Separate statements have also been prepared for North BRLOG in respect of Matter 4 (Employment and Retail) and Matter 5 (Infrastructure/Monitoring/Viability). A combined Statement on behalf of North BRLOG, St. John’s College and Pigeon Land/Lands Improvement Holdings has been prepared by GL Hearn in respect of Matter 3 (Housing Need).
- 1.6 In our previous representations to Draft CLP2014 and Draft SCLP we requested the following changes to the overarching development strategy:

We request that the development strategy is amended to identify additional land on the edge of Cambridge to meet objectively assessed housing needs. A comprehensive review of the Green Belt boundary should be undertaken, based on meeting those development needs. We request that Land to the North of Barton Road is identified as a strategic site allocation.

2. MATTER 2 – OVERALL SPATIAL VISION & GENERAL ISSUES

a. Is the overarching development strategy, expressed as the preferred sequential approach for new development, soundly based and will it deliver sustainable development in accordance with the policies of the National Planning Policy Framework?

- 2.1 We commented on the development strategy in Section 7 of our representations reports to both Draft CLP2014 and Draft SCLP. We commented on Paragraphs 2.26 to 2.29 (of Draft CLP2014) in Paragraphs 9.8 to 9.15 of our CLP2014 Representations Report. We commented on Policy S/6 (of Draft SCLP) in Paragraphs 9.27 to 9.34 of our SCLP Representations Report.
- 2.2 The Plans have given inadequate weight to the assessment of sustainability matters in the Sustainable Development Strategy November 2012 [Doc Ref. RD/Strat/040]. This identified the significant sustainability advantages of locating development on the edge of Cambridge.
- 2.3 The sole reason that additional land on the edge of Cambridge has not been selected is the Green Belt designation. The Councils have inappropriately treated this as a factor which overrides all other sustainability considerations, irrespective of how they balance. The strategy has therefore been driven by a single issue at the expense of other key planning considerations.
- 2.4 This has resulted in an overall development strategy which is unsound because:
- a. it fails to consider all three dimensions of sustainable development jointly and simultaneously (NPPF Paras. 7 and 8);
 - b. it is contrary to the core planning principles (NPPF Para.17);
 - c. it does not support the economy of Cambridge, which has an international reputation, in that research facilities and high technology companies want to locate within or as close to the City as possible (NPPF Paras. 19 and 20);
 - d. it fails to promote future travel by sustainable modes of transport (NPPF Para. 30); and
 - e. it will not deliver even on its own limited objectives in terms of housing need.
- 2.5 The planning strategy put in place by the Regional Planning Guidance for East Anglia (RPG6) in 2000 and the Cambridgeshire & Peterborough Structure Plan in 2003 - which sought to concentrate development at Cambridge - has been given insufficient time to take effect.

Achieving Sustainable Development

- 2.6 Paragraph 7 of the NPPF identifies the three dimensions of sustainable development; social, economic and environmental. Paragraph 8 expects all three dimensions of sustainable development to be addressed jointly and simultaneously. The social role of sustainable

development expects housing needs to be met. The objectively assessed housing needs of Cambridge and South Cambridgeshire would not be met by the Draft CLP2014 and Draft SCLP. The strategy fails to acknowledge the crucial link between housing and the economy in Cambridge. The economy of Cambridge is to a large extent based on the success of higher education, research facilities and high technology companies. These uses are focussed on and want and need to locate within or as close to Cambridge as possible. The people that work in those uses should be able to live close to where they work.

Core Planning Principles

- 2.7 Paragraph 17 of the NPPF identifies a set of core planning principles. The relevant principles relate to meeting development needs, protecting the natural environment, and directing development to locations which can be accessible by non-car modes of transport. Cambridge is and will continue to be the main focus for jobs in the area. The delivery of sustainable development should as a basic principle seek to locate housing close to where people work. Draft CLP2014 and Draft SCLP already make provision for development on previously developed land, but this is insufficient on its own to meet housing needs. Additional land for development should be allocated on the edge of Cambridge. It is development on the edge of Cambridge – such as Land to the North of Barton Road – which is likely to successfully encourage the use of public transport and cycling for journeys to work.

Competitive Economy

- 2.8 Paragraph 19 and 20 of the NPPF expects the planning system to support sustainable economic growth and to meet the development needs of business. The development strategy over-emphasises the need to protect all of the existing Green Belt in the interests of quality of life and economic success in Cambridge. There is no evidence to demonstrate that somehow the economy would be damaged if some additional land was released from the Green Belt. Cambridge will continue to be the key focus for jobs and the economy; the history of planning policy in the area over many years shows that whatever efforts are made to encourage employers to relocate outside Cambridge, research facilities and high technology companies want to locate within or as close to the City as possible. It is highly unlikely that such businesses would relocate to employment sites within the proposed new settlements; none have so far moved to Cambourne for example.
- 2.9 Cambridge has an international reputation for higher education, research institutions and high technology businesses, and it is a driver of the UK economy. As such, development which supports those uses, including housing for students and key staff, should be actively supported through policies and strategic allocations in Draft CLP2014 and Draft SCLP. The development strategy promotes a dispersal strategy that seeks to direct development and housing in particular away from Cambridge. This approach will lead to an increase in in-commuting to Cambridge by car for job opportunities. A more sustainable strategy would be to direct

development to sites on the edge of Cambridge which could be easily connected to the existing bus, cycle and footpath networks.

Sustainable Transport

- 2.10 Paragraph 30 of the NPPF seeks to reduce greenhouse gas emissions and reduce congestion by directing development to locations where sustainable modes of transport could be used. The decision to direct development away from Cambridge will lead to unsustainable travel patterns. The development strategy will increase congestion on the main routes into and out of Cambridge. It is only by allocating sites on the edge of Cambridge – including Land to the North of Barton Road – which are likely to succeed in changing travel behaviour and encouraging the use of public transport and cycling for journeys to work. An orbital cycle route on the western edge of Cambridge could be provided through the North BRLOG site.
- 2.11 In contrast, the car is likely to be the predominant means of travel to Cambridge from the new settlements.

Housing Supply

- 2.12 Paragraph 47 of the NPPF seeks to “*boost significantly the supply of housing*” and “*meet in full, the objectively assessed needs for market and affordable housing*”. The objectively assessed need for housing will be addressed in Matter 3. In summary, the development strategy proposed in Draft CLP2014 and Draft SCLP does not seek to correctly identify or meet objectively assessed housing needs. It will result in a substantial amount of the need going unmet. This approach has negative consequences for the social dimension of sustainable development, and would not achieve the aim of making people’s lives better.
- 2.13 We understand that housing delivery issues will be addressed in the second block of hearing sessions. However, the issue of delivery bears on the soundness of the strategy of the Plans. The chosen strategy prevents SCDC from being able to demonstrate a five year supply of housing and relies upon wholly ambitious rates of completion.
- 2.14 A key component of the development strategy is the new settlements. The delivery of the proposed new settlements will be complex and they are likely to be subject to delays. The new settlements will require a substantial amount of on-site primary infrastructure as well as associated transport improvements to the edge of Cambridge at the start and in the early stages of development, and the funding required to meet the CIL/planning obligations requirement would also be substantial. The over-reliance on new settlements is a flawed strategy. There is no evidence to support the deliverability assumptions used for the proposed new settlements. Bidwells have been instructed to assess the deliverability of the proposed Strategic Sites in Draft SCLP. The Bidwells Report - Assessment of the Deliverability of Sites from the Housing Trajectory (September 2014) – is contained in **Appendix 2**.

- 2.15 A key component the overarching development strategy is the delivery of new settlements. The Draft SCLP acknowledges that new settlements have a long lead in time before any dwellings are delivered, which is why these developments are not expected to contribute towards the housing land supply until the latter part of the plan period. Northstowe is a good example of exactly how long it takes for new settlements to come forward. In summary, the Bidwells Report demonstrates the following:
- there will be significant delays in the delivery of the new settlements;
 - the assumed annual housing delivery rates for the new settlements are too high and unrealistic – it should be 250 dwellings per annum at each new settlement, rather than the assumed 400 dwellings;
 - the upfront infrastructure costs and planning obligation requirements would affect the viability of the new settlements; and,
 - the new settlements deliver lower proportions of affordable housing in the initial phases of development, which are unlikely to be provided in later phases.
- 2.16 There is no assessment in Draft SCLP of the deliverability or potential outcomes associated with a development strategy that is reliant on new settlements. Significant delays to the delivery of the new settlements and delayed or non-delivery of affordable housing cannot be acceptable outcomes, particularly in an area with a substantial need for both housing and affordable housing. Therefore, we conclude that the evidence to justify the over-reliance on new settlements is not robust or credible.
- 2.17 In contrast, the evidence shows that urban extensions to Cambridge are delivered quickly, remain viable, and do provide policy compliant levels of affordable housing.
- 2.18 We intend to explore the deliverability of sites included within the housing trajectory in more detail when these issues are discussed in the second block of hearing sessions.
- 2.19 We also have concerns about the availability and deliverability of other sites in the trajectories. There have been two recent appeal housing appeal decisions in South Cambridgeshire which concluded that the Council cannot demonstrate a five year housing land supply - Land north of Bannold Road, Waterbeach (Ref: APP/W0530/A/13/2209166) and Land to the west of Cody Road, Waterbeach (Ref: APP/W0530/A/13/2207961). The appeal decisions were based on the proposed housing target in Draft SCLP. The inability to demonstrate a five year housing land supply from the start of the plan period is unsound.

Green Belt

- 2.20 Paragraph 84 of the NPPF expects the Green Belt boundaries to take account of the need to promote sustainable patterns of development, and the consequences for sustainable development of those boundaries. Paragraph 85 deals with the process of defining Green Belt boundaries. One of the relevant criteria (1st bp) in defining boundaries is the consistency with

the development strategy for meeting identified requirements for sustainable development; the designation of the Green Belt cannot be separated from meeting development needs.

- 2.21 The Green Belt has been incorrectly treated as a near absolute constraint, when in fact it is a planning policy tool which can and should be varied to meet development needs provided that can be achieved without undermining the purpose of the wider Cambridge Green Belt. The failure to properly consider a comprehensive review of the Green Belt to meet development needs has resulted in the decision to direct development away from Cambridge towards new settlements.
- 2.22 We believe that North BRLOG site represents a sustainable location for development because it is located close to Cambridge which is where employment opportunities exist. The development at the site would include a comprehensive package of sustainable transport measures to encourage walking, cycling and public transport. The delivery of a section of an orbital cycle route through the site would be significant benefit associated with development in this location. As demonstrated by the technical reports submitted with our representations, there are no significant constraints to development at the site which cannot be addressed through mitigation measures. The proposed development would include flood mitigation measures to address on-site drainage issues and improve flooding problems in neighbouring areas. Development at Land to the North of Barton Road would include a substantial amount of green infrastructure and strategic landscaping, to acknowledge the fact that it is currently located within the designated Green Belt and is on the edge of the City. The proposed green infrastructure within the site could connect with the wider network of countryside, including Coton Countryside Reserve located to the west of the M11. We propose that the M11 corridor becomes the new boundary for the Green Belt on the edge of Cambridge.

b. Is it clear what other strategic options were considered and why were they dismissed?

- 2.23 A range of strategic options were considered, but the reasons for rejection of clearly the most appropriate strategy for the plan areas i.e. greater focus on growth at the City was rejected on an inadequate basis. The Green Belt has been treated as an absolute and inflexible constraint irrespective of other considerations.
- 2.24 The failure to properly consider a comprehensive review of the Green Belt to meet development needs has resulted in the inevitable decision to direct development away from Cambridge towards additional new settlements. This is demonstrated by the decision of Cambridge City Council and South Cambridgeshire District Council to reject potential Green Belt sites at second Issues & Options stage, before the development needs had been determined.

c. Are the Plans founded on a robust and credible evidence base?

2.25 No. We briefly comment on the evidence base as it relates to the overarching development strategy, because that evidence base will be examined in more detail in other Matters within this first block of hearing sessions or in the second and subsequent sessions.

2.26 We commented on the deliverability of the new settlements in (a) above.

Transport

2.27 We have significant concerns about the costs associated with the proposed highway improvements required for the new settlement at Bourn Airfield (and the other existing and planned new settlements), and whether the highway improvements required within and on the edge of Cambridge to make these developments acceptable in terms of traffic and congestion are actually deliverable. We identify the infrastructure items where we have particular concerns in our Matter 5 Hearing Statement. There is no evidence to demonstrate that these projects are deliverable and that sufficient funding is available to fully implement them. If the highway infrastructure improvement works are delayed this would further delay the delivery of the new settlements. If insufficient public funding is available to implement the highway improvements this would put further pressure on the viability of the new settlements.

2.28 In addition, the location of the proposed new settlements and the distances to Cambridge are unlikely to make a significant difference to means of travel for journeys to work; the car is still likely to be the main mode of transport. Furthermore, the failure of Draft SCLP to meet objectively assessed housing needs means that those who work in Cambridge but cannot afford to buy a house in the City will continue to commute in for work purposes. The decision to not meet housing and affordable housing needs will mean that both the number of people in-commuting to Cambridge and the distances people commute will increase during the plan period. These negative outcomes have been ignored in the development strategy.

2.29 Transport issues are due to be examined in more detail in the second block of hearing sessions.

Green Belt

2.30 Draft SCLP is based on a development strategy which effectively concludes that Cambridge has limited growth potential i.e. it has reached its development limits and no more outward expansion should occur. The development strategy is also based on the assumption that each and every part of the setting of the City is so important that it outweighs the long term development needs of Cambridge and the surrounding area. This approach is completely inappropriate for Cambridge, which has an international reputation for higher education, research institutions and high technology businesses, and is a driver of the UK economy. As set out above, the Green Belt is treated as the most important factor in determining the development strategy over-riding all other sustainability matters. The Green Belt has been incorrectly treated as a near absolute constraint, when in fact it is a planning policy tool which

can and should be varied to meet development needs provided that can be achieved without undermining the purpose of the wider Cambridge Green Belt.

2.31 The Green Belt is due to be examined in more detail in the second block of hearing sessions. We intend to prepare hearing statements and appear at those sessions. At this stage, we comment on the robustness of the evidence dealing with Green Belt matters, which in turn led to an overarching development strategy which treats the Green Belt as the most important matter. The 2012 Inner Green Belt Boundary Study is the Council's evidence base upon which it has decided whether there are areas of land on the edge of Cambridge which could be released from the Green Belt and allocated for development '*without significant harm to Green Belt purposes*'. CSa Environmental Planning has been instructed to review the Inner Green Belt Study, including the methodology, approach and findings. In summary, CSa conclude the following:

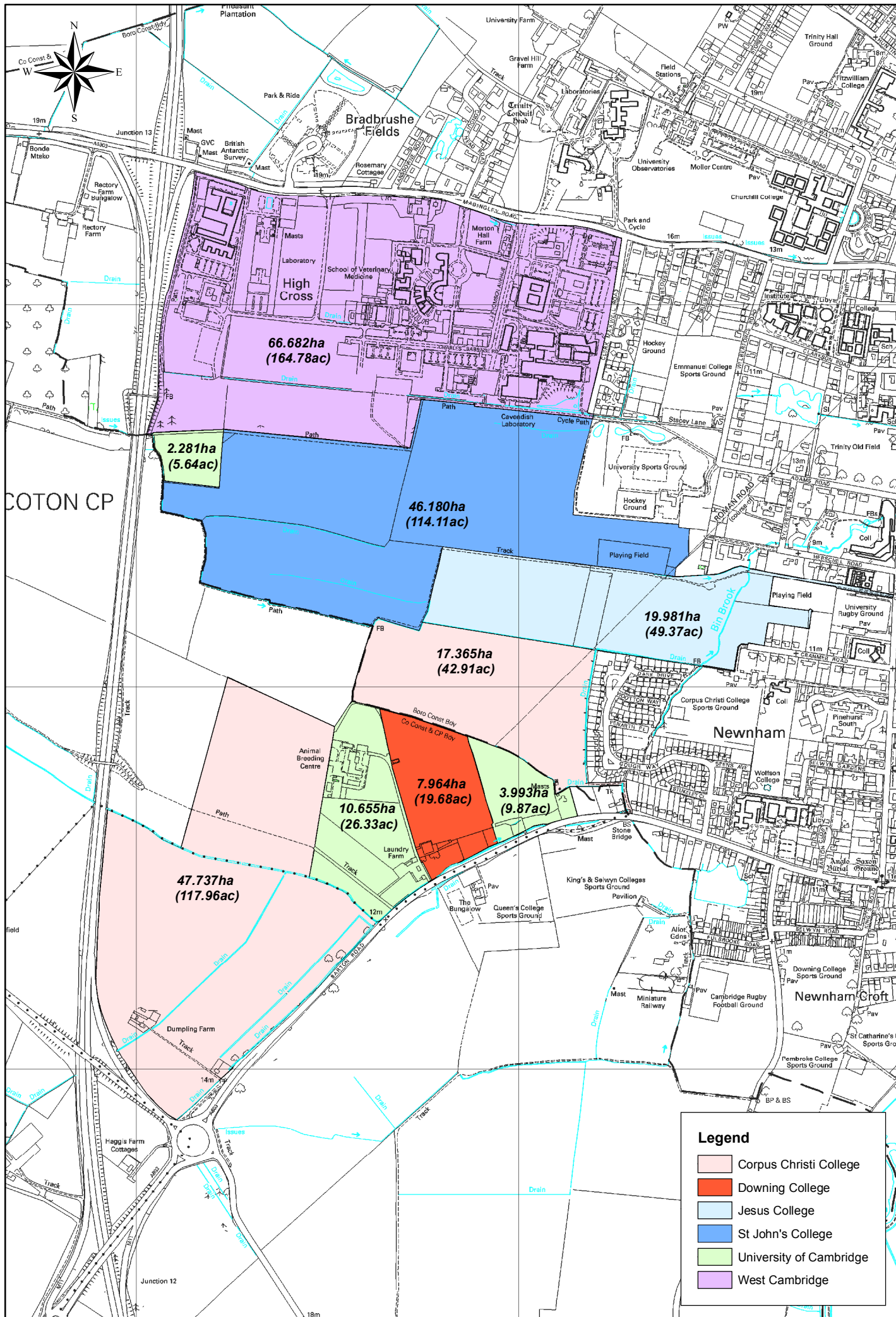
- Paragraph 80 of the NPPF identifies the five purposes of the Green Belt. The Inner Green Belt Study does not consider purposes one (check unrestricted sprawl), three (safeguarding countryside from encroachment) or five (assist in urban regeneration).
- The Inner Green Belt Study focuses on questions of setting, landscape character and (to a lesser degree) separation. Landscape character is not one of the five purposes for including land within the Green Belt, and it was incorrect to include this matter within the assessment process.
- The Inner Green Belt Study is inherently biased against areas of land which may not score well against one of the five purposes (setting), but which may have scored well against two of those purposes not considered (encroachment into the countryside and sprawl of built up areas).
- The partial consideration given to the five national purposes of including land within Green Belts in the Inner Green Belt Study has resulted in a significant bias against areas close to the city centre on the western side of Cambridge (including land North of Barton Road), and in favour of sites out to the east, where potential problems of encroachment into the countryside and urban sprawl have apparently not been considered.

2.32 We conclude that the Inner Green Belt Study does not represent a robust or credible evidence base. Furthermore, there is no evidence submitted with Draft CLP2014 or Draft SCLP which assesses the concept of Cambridge as a 'compact city' and what it means in the context of Cambridge in the 21st Century. Yet this is an aim of the overarching development strategy and the reason why additional land has not been released from the Green Belt. In our opinion, Cambridge would continue to be a 'compact city' even if additional land was released from the Green Belt in the south western edge of the City. The M11 would continue to form the western edge of the urban area and residents of the proposed development at land North of Barton Road would be able to easily walk and cycle to the City Centre and services and facilities located elsewhere in the City. The land North of Barton Road is closer to the City Centre the

than the two sites selected for Green Belt release in Draft CLP2014 - GB1 and GB2 Land north and south of Worts' Causeway – and would therefore make more of a contribution to the concept of a 'compact city'.

- 2.33 These themes will be explored further in the Green Belt hearing session in the second block of sessions.

APPENDIX 1



Legend

- Corpus Christi College
- Downing College
- Jesus College
- St John's College
- University of Cambridge
- West Cambridge

APPENDIX 2

Assessment of the Deliverability of Sites from the Housing Trajectory

Barton Road Landowners Group
Land north of Barton Road, Cambridge
08 October 2014



Executive summary

- 1.1 This report has been produced to assess the deliverability of the Strategic Sites and Northstowe within South Cambridgeshire and housing allocation sites in Cambridge city which are identified in the housing trajectories over the Plan period 2011-2031.
- 1.2 The report also appraises the past deliverability of urban extension sites in Cambridge and new settlements in South Cambridgeshire in order to demonstrate using the evidence available how these different forms of large-scale housing allocations have performed in the last Local Plan period.
- 1.3 In particular, the report has analysed the performance of Northstowe and Cambourne which were new settlements allocations from previous Plans. Cambourne took 8 years from being allocated as a housing site to the first delivery of housing. The most recent planning permission for 950 dwellings at 'Upper Cambourne' proved to be unviable and, in consequence, the affordable housing provision had to be reduced to 30%.
- 1.4 Northstowe has taken in excess of 13 years to deliver dwellings from allocation. This new settlement has also proven unviable and the affordable housing provision for phase 1 comprising 1,500 dwellings has been reduced to 20%.
- 1.5 The evidence shows that expectations of delivery at new settlements in South Cambridgeshire (both from the promoters and planning authorities) have been excessively optimistic. New settlements in South Cambridgeshire cannot be relied upon to deliver housing in the Plan period and may only deliver housing at the end of the Plan period.
- 1.6 Urban extension sites on the edge of Cambridge have been shown to deliver dwellings within the Plan period. Trumpington Meadows, Clay Farm and Glebe Farm are housing allocation sites all on the Southern Fringe of Cambridge. Dwellings were delivered at all three of these housing allocations within 6 years of being allocated in the Plan. These urban extension sites have also been able to viably deliver the affordable housing provision of 40% in accordance with adopted planning policy.
- 1.7 The CCC and SCDC Memorandum of Understanding acknowledges that fringe sites that were released from the Green Belt in the last round of plan making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These urban extension cross-boundary fringe sites are logically building out from the edge of the existing built-up area. Urban extension sites to Cambridge are viable and deliverable in the Plan period.
- 1.8 In terms of delivery rates, Cambourne has been delivering housing for the past 15 years. The average delivery rate over this 15 year period was 235 dwellings per annum. This may be compared with the housing trajectory forecast for Northstowe which claim delivery of a peak of 400 dwellings per annum over the Plan period. Cambourne has only delivered in excess of 400 dwellings per annum once, in 2003-2004, at a time when it was the only major site being developed within the District. The housing trajectory for delivery of housing from Strategic Sites and Northstowe is not realistic and should be capped at 250 dwellings per annum.



Table of Contents

Executive summary	i
1 Introduction.....	1
2 Spatial Strategy of the Plans.....	1
3 Deliverability of Housing Allocations – Cambridge City sites.....	2
4 Deliverability of Housing Allocations – New Settlements.....	6
5 Market Economics.....	11
6 Conclusion	12

Appendices

- Appendix 1 Cambridge City Council's Housing Trajectory**
- Appendix 2 South Cambridgeshire District Council's Housing Trajectory**
- Appendix 3 Southern Fringe Plan**



1 Introduction

- 1.1 The report appraises the deliverability of the Strategic Sites and Northstowe within South Cambridgeshire and the urban extension sites to Cambridge. The report also assesses the deliverability of brownfield housing allocation sites in Cambridge city.
- 1.2 The report demonstrates that urban extension sites on the fringe of Cambridge are more certain of housing delivery during the Plan period compared to the allocated Strategic Sites and Northstowe in South Cambridgeshire and that CCC and SCDC housing objectives will not be met by the provisions of their Plans.
- 1.3 This report is not provided to assess if CCC and SCDC have objectively assessed their housing need.

2 Spatial Strategy of the Plans

- 2.1 A Memorandum of Understanding has been produced by CCC and SCDC setting out their agreement to consider their two housing trajectories together for the purposes of the assessment of housing land supply. Both Councils have prepared their own Local Plan which proposes a development strategy for the Greater Cambridge Area and the policy implications of the Memorandum of Understanding have yet to be addressed.
- 2.2 The Memorandum of Understanding supplements the Memorandum of Cooperation (May 2013) under which the Councils have committed to meeting in full their objective assessed needs within their respective areas. The Memorandum of Understanding claims that both Councils can provide a continuous 5 year housing land supply, but only when projected jointly. It also acknowledges that the Councils may be required to make modifications to their Plans in order to demonstrate this.
- 2.3 CCC confirms its commitment to delivery of housing in the urban areas and fringe areas already consented in the early and middle parts of the Plan period. SCDC is committed to delivery of housing in the fringe areas and at new settlements with emphasis on delivery in the middle to the later parts of the plan period due to the longer lead-in time of these Strategic Sites.

Cambridge City Council

- 2.4 Policy 3 of CCC's Plan allocates 14,000 additional dwellings within CCC's administrative boundary. The housing allocation implies an average delivery rate of 700 dwellings per year.
- 2.5 CCC propose to achieve the housing allocation from the delivery of the below provision of sites;

Table 1

Dwelling Provision	Number of Dwellings
Completions 2011-2012	331
Sites with Planning Permission	8,955
Urban Extension without Planning Permission (i.e. Worts' Causeway GB1 and GB2)	430

Barton Road Landowners Group

Land north of Barton Road, Cambridge

08 October 2014



Existing Allocated Sites without Planning Permission	721
New Local Plan Allocation Sites	1,904
Windfall	1,850
Total	14,191

2.6 CCC's Plan includes a Proposals Schedule of sites allocated for development in order to meet their housing allocation. Sites identified in the Proposals Schedule are discussed in Section 3.

South Cambridgeshire District Council

2.7 Policy S/5 of SCDC's Plan allocates 19,000 new homes to the District. The housing allocation implies an average delivery rate of 950 dwellings per year.

2.8 SCDC propose to achieve the housing allocation from the delivery of the below provision of sites;

Table 2

Dwelling Provision	Number of Dwellings
Completions 2011-2012	696
Major Sites	11,113
Smaller Rural Sites	2,220
New Local Plan Allocation Sites	5,000
Total	19,029

2.9 The dwelling provision from Major Sites includes allocations from the South Cambridgeshire Local Development Framework (2007-2010) together with allocations contained in the Area Action Plans for Northstowe, North West Cambridge, Cambridge Southern Fringe and Cambridge East.

2.10 The dwelling provision from Major Sites also includes four new Strategic Site allocations known as Waterbeach New Town (Policy SS/5), New Village at Bourn Airfield New Village (Policy SS/6), Northstowe Extension (Policy SS/7) and Cambourne West (Policy SS/8). Only Waterbeach New Town, Bourn Airfield New Village and Cambourne West are identified in the housing trajectory to deliver dwellings in the Plan period. Northstowe Extension is not identified in the housing trajectory to deliver dwellings in the Plan period.

3 Deliverability of Housing Allocations – Cambridge City sites

3.1 The NPPF states that Local Planning Authorities should identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements

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08 October 2014



(NPPF, para. 47). The NPPF provides guidance on how to assess if a site can be considered 'deliverable'. Footnote 11 of the NPPF states;

'To be considered deliverable, sites 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 and in particular that development of the site is viable.'

3.2 Local Planning Authorities must also identify a supply of developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. The NPPF provides guidance on how to assess if a site can be considered 'developable'. Footnote 12 of the NPPF states;

'To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.'

3.3 Table 3 identifies sites from the Residential Proposals Schedule of CCC's Plan for housing allocations which were also historic housing allocations in the Local Plan 1996 or the Local Plan 2006.

Table 3

Allocation No.	Site	Address	Dwelling Allocation (Dwellings Trajectory different)	in if	First Allocated	Trajectory for Delivery	Principal Constraint
R7		The Paddocks Trading Estate, Cherry Hinton Road	123		2006 Local Plan	6-11	Occupied under multiple leases
R14		British Telecom, Long Road	76 (55)		2006 Local Plan	6-11	Operation requirement. Relocation is unviable due to fibre optic cables
R2		Willowcroft, Histon Road	78		1996 Local Plan	6-11	ATS Commercial Unit – business relocation
M4		Police Station, Parkside	50		1996 Local Plan	6-11	Operational requirement
R12		Ridgeons, Cavendish Road and Cromwell Road	245 (28)		1996 Local Plan	6-11	Ridgeons Commercial Unit – business relocation but part may become available
R4		Henry Giles House,	48		2006 Local Plan	6-11	Existing Use Value exceeds



	Chesterton Road, CB4					Market Value for residential development
R1	295	Histon	32	2006 Local Plan	6-11	Leased to the Squash Club
R21	Magnet Warehouse, 315-349, Mill Road		30	2006 Local Plan	6-11	Part of site has planning permission for a Mosque and part subject to imminent student accommodation application
M1	379-381 Milton Road		95	2006 Local Plan	11-15	Currently car dealership business relocation –
R10	Mill Depot and adjoining properties	Road	167	1996 Local Plan	11-15	Operational requirements and occupied under multiple leases

- 3.4 Unlike cities that are in decline, where there is an increasing supply of brownfield sites, Cambridge's growth means there are a decreasing number of brownfield sites coming forward. It is not realistic to assume that there will be an acceleration of units built on existing brownfield sites and that these sites can be considered developable in the Plan period.
- 3.5 We have reviewed all of the Existing Allocated Sites without Planning Permission which are identified to deliver 721 dwellings in the housing trajectory contained in the Annual Monitoring Report (December 2013) (appendix 1). **We have concerns about the availability of 10 sites and their ability to deliver 706 dwellings during the Plan period by 2031 as they have historically been allocated and not delivered for the reasons set out as the Principal Constraint detailed in Table 3.**
- 3.6 Table 4 identifies sites from the Residential Proposals Schedule of CCC's Plan for new housing allocations.

Table 4

Allocation No.	Site	Address	Dwelling Allocation	First Allocated	Trajectory for Delivery	Principal Constraint
R5		Camfields Resource and Oil Depot, 137-139 Ditton Walk	35	2014 Proposed Local Plan	6-11	Currently fuel depot – operational requirements and possible

Barton Road Landowners Group

Land north of Barton Road, Cambridge

08 October 2014



						contamination
R16	Cambridge Professional Development Centre, Foster Road	67		2014 Proposed Local Plan	6-11	Operational requirement
R17	Mount Pleasant House, Mount Pleasant	50		2014 Proposed Local Plan	6-11	Existing Use Value exceeds Market Value for residential development
R6	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community	75		2014 Proposed Local Plan	11-15	Operational requirement
R8	149 Cherry Hinton Road & Telephone Exchange, Coleridge Road	33		2014 Proposed Local Plan	11-15	Operation requirement – business relocation
R11	Horizon Resource Centre, 285 Coldham's Lane	40		2014 Local Proposed Local Plan	11-15	Operational requirement
M2	Clifton Road Area	550		2014 Proposed Local Plan	11-15	Occupied under multiple leases
M5	82-88 Hills Road & 57-63 Bateman Street	20		2014 Proposed Local Plan	11-15	Existing Use Value does not exceed Market Value for residential development

3.7 We have reviewed all of the New Local Plan Allocation Sites which are identified to deliver 1,904 dwellings in the housing trajectory contained in the Annual Monitoring Report (December 2013) (appendix 3). **We have concerns about the ability of 8 sites to be developable in the Plan period and their ability to deliver 870 dwellings in the Plan period by 2031 for the reasons set out as the Principal Constraint detailed in Table 4.**

3.8 Table 5 shows how many dwellings have been delivered in CCC for the 13 years period (1999-2012) compared to the Local Plan 2006 Housing Allocation.

Table 5

Local Plan	Housing Allocation	Average Delivery Rate / Annum	Actual Delivery	Actual Delivery Rate / Annum	Actual Delivery as % of Allocation
2006	12,500 (1999-2016)	735	5,366 (1999-2012)	413	56%

3.9 CCC has historically only delivered 56% of the housing allocation for the period 1999-2012. CCC's latest Annual Monitoring Report (December 2013) states that the latest reporting year (2012/2013) forecast a cumulative undersupply of -378 dwellings for the period.

4 Deliverability of Housing Allocations – New Settlements

Lead-in Times

- 4.1 New settlements such as those identified as Strategic Sites in SCDC housing trajectory, typically experience long lead-in times from initial allocation of the site in a Plan through to delivering dwellings onsite. Strategic Sites require significant amounts of due diligence to be undertaken to enable their delivery, infrastructure upgrade works offsite and enabling works onsite prior to first dwelling delivery. This is not new and Bar Hill warrants mentioning. Bar Hill was conceived in the 1950's with the first residents arriving in 1967. The village took 23 years to complete and was built out at an average of around 80 dwellings per annum.
- 4.2 Some of the Strategic Sites allocated in the Plan are existing housing allocations from previous Plans and have taken many years from initially being identified to dwellings being delivered onsite.
- 4.3 A new settlement to the west of Cambridge was originally included in the approved South Cambridgeshire Local Plan 1991. Planning permission (reference S/1371/92/O) was first granted for Cambourne in April 1994 for a mixed-use development including up to 3,000 dwellings (later increased to 3,300 dwellings). In 2011 a further planning permission (reference S/6438/07/O) was granted for 'Upper Cambourne' for a mixed-use development including up to 950 dwellings. Cambourne benefits from planning permission for up to 4,250 dwellings and a total of 3,518 dwellings have so far been delivered (1999-2014).
- 4.4 Cambourne West is a Strategic Site proposed to be allocated in the Plan to the west of the existing new settlement at Cambourne. Whilst it took 8 years from Cambourne originally being allocated to the first delivery of dwellings, in contrast, the Plan proposes that Cambourne West will deliver dwellings in years 2016-2026 of the Plan which is the equivalent of 3 years from allocation. Whilst it would be realistic to expect such a new settlement expansion to take less time to first delivery than the development of Cambourne itself, the 3 year period is far too optimistic given the issues which have to be addressed before construction can commence.
- 4.5 Northstowe was originally identified as a new settlement in Cambridge Sub-Region Study (2001). The Northstowe Area Action Plan (adopted July 2007) allocated the site for the delivery of at least 4,800 dwellings by 2016 and ultimately 10,000 dwellings beyond that date. In April 2014 SCDC granted outline planning permission (reference S/0388/12/OP) for phase 1 comprising a mixed-use development including

Barton Road Landowners Group

Land north of Barton Road, Cambridge

08 October 2014



up to 1,500 dwellings. In August 2014 a planning application (reference S/2011/14/OL) for phase 2 was submitted comprising a mixed-use development including up to 3,500 dwellings. The planning application has not yet been determined. To date no dwellings have been delivered at Northstowe and the housing trajectory now only forecasts 64 dwellings to be delivered by 2015-16. This is a massive -4,736 dwelling shortfall compared to the Area Action Plan forecast and shows the difficulties of predicting delivery for such proposals.

- 4.6 The Southern Fringe was originally allocated for housing in CCC's Local Plan (adopted July 2006). The Southern Fringe Area Development Framework (adopted January 2006) allocates four housing sites (Trumpington Meadows, Clay Farm, Glebe Farm, Bell School) on the fringe of Cambridge in CCC for a total of approximately 3,320 dwellings (appendix 3). A further 600 dwellings are allocated in the Cambridge Southern Fringe Area Action Plan (adopted February 2008) in SCDC at Trumpington West (aka. Trumpington Meadows).
- 4.7 In 2009 Trumpington Meadows was granted planning permission for a mixed-use development including 1,200 dwellings. In 2010 Clay Farm and Glebe Farm were granted planning permission for a mixed-use development including 2,300 and 286 dwellings respectively. Development commenced on these sites in 2011 and the first dwellings were delivered in 2012.
- 4.8 Table 6 demonstrates that sites on the fringe of Cambridge are able to be delivered within a significantly shorter lead-in time than Strategic Sites.

Table 6

Site	Strategic Site or Fringe	Date Allocated	Date Planning Permission Granted	Date Dwellings Delivered	First	Years Between Allocation and Delivery	Dwellings Delivered to Date
Cambourne	Strategic Site	1991	1994	1999		8	3,518
Northstowe	Strategic Site	2001	2014	N/A		13+	0
Trumpington Meadows	Fringe	2006	2009	2012		6	230
Clay Farm	Fringe	2006	2010	2012		6	308
Glebe Farm	Fringe	2006	2010	2012		6	167

- 4.9 Table 7 identifies the lead-in times assumed by SCDC for the delivery of housing from Strategic Sites and Northstowe allocations.

Table 7

Strategic Site	Date Allocated for Delivery	Years between Allocation and Delivery
Waterbeach New Town	2026-2027	13

Barton Road Landowners Group

Land north of Barton Road, Cambridge

08 October 2014



New Village at Bourn Airfield	2022-2023	9
Northstowe	2015-2016	2
Cambourne West	2016-2017	3

4.10 We believe that the lead-in time for the Strategic Sites appear reasonable from allocation (2013-2014) to delivery of dwellings. However none of the lead-in times for the Strategic Sites are likely to be shorter than detailed in the housing trajectory.

Delivery Rates

4.11 The delivery rate of dwellings from each housing allocation is fundamental in formulating the housing trajectory. There is evidence available from the historic delivery rate of dwellings on Strategic Sites and fringe sites in Cambridge to provide a robust delivery rate for dwellings in the housing trajectory.

4.12 The table below summarises the delivery rate of dwellings at Cambourne and the Southern Fringe to date.

Table 8

Site	Strategic Site or Fringe	Dwellings Consented	Dwellings Delivered including 2013-2014 Predictions	Average Dwellings Delivered per Annum
Cambourne	Strategic Site	4,250	3,518	235
Southern Fringe	Fringe	3,920	705	353

4.13 The three Strategic Sites and Northstowe are intended to deliver a total of 9,981 dwellings within the Plan period to 2031 (appendix 2). Table 9 illustrates the delivery rate that has been assumed by SCDC in the housing trajectory for the Strategic Sites and Northstowe.

Table 9

Strategic Site	Dwelling Allocation	Dwelling Allocation by 2031	Upper Trajectory per Annum
Waterbeach New Town	8,000 – 9,000	1,400 (2026-2031)	400
New Village at Bourn Airfield	3,500	1,700 (2022-2031)	220
Northstowe	9,500	5,681 (2015-2031)	400
Cambourne West	1,200	1,200 (2016-2025)	150

4.14 Cambourne has delivered approximately 235 dwellings per annum over a 15 year period since dwellings first started being delivered in 1999. Housing delivery peaked at 620 dwellings in 2003-2004 but reached a

Barton Road Landowners Group

Land north of Barton Road, Cambridge
08 October 2014



low of 102 dwellings in 2011-2012. The low point in housing delivery was at a time of turbulent economic contraction and shows that Strategic Sites and Northstowe are unreliable to consistently deliver housing at the rate detailed in the housing trajectory during the course of an economic cycle. Cambourne only achieved a sale rate in excess of 400 dwelling per annum once for the year 2003-2004. The average delivery rate for the last 5 years (2009-2014) is 148 dwellings per annum.

- 4.15 Northstowe is similar in nature to Cambourne. The peak delivery rate in the housing trajectory for Northstowe is 400 dwellings per annum for the period 2019-2031 (12 years). The housing trajectory for Northstowe is not consistent with the housing delivery rates achieved at Cambourne and is not realistic.
- 4.16 Cambourne West and Bourn Airfield New Village are both south of the A428 road and are within approximately 1 mile of each other. The peak housing delivery for housing trajectory across these two Strategic Sites is 370 dwellings per annum which is unrealistic to assume for the housing trajectory.
- 4.17 It should be noted that Cambourne has historically not had to compete with housing production from other new settlements in the District. The delivery of housing from the Strategic sites and Northstowe which are all of a similar nature will undoubtedly have a delivery cap based on the market's demand.
- 4.18 We have concerns with the housing trajectory for the Strategic Sites and Northstowe based on unrealistic delivery rates. The housing trajectory should be assumed at maximum of 250 dwellings per annum for Northstowe which is more consistent with Cambourne's historic housing trajectory. Cambourne West and Bourn Airfield's combined housing trajectory should also not exceed 250 dwellings per annum.**

Viability

- 4.19 The NPPF requires Local Planning Authorities to set policies in order to meet their objectively assessed affordable housing need onsite.
- 4.20 SCDC affordable housing policy is contained in Policy H/9 of the Plan. For all development which increases the net number of homes by three or more will require that 40% of the homes will be affordable. Policy H/9 allows the affordable housing provision to be negotiated if it can be demonstrated that the level of affordable housing sought would make the development unviable.
- 4.21 Strategic Sites are contingent on infrastructure to be delivered at the front-end of the developments which is a significant cost of the overall development scheme. These infrastructure costs relate to servicing the site by providing highways, sewers and utilities with capacity to enable the development to commence.
- 4.22 Strategic Sites inevitably require greater expenditure to enable their delivery compared to urban extensions, however they will only come forward if viable. The higher costs of developing Strategic Sites directly affects the project's overall viability which means the scale of planning obligations delivered by Strategic Sites is reduced.
- 4.23 There have been very recent demonstrations of the viability issues relating to Strategic Sites in SCDC. In April 2014 SCDC granted outline planning permission (reference S/0388/12/OP) for Northstowe phase 1 comprising a mixed-use development including up to 1,500 dwellings with only 20% affordable housing. In 2011 SCDC granted outline planning permission (reference S/6438/07/O) for Cambourne comprising a mixed-use development including up to 950 dwellings with just 30% affordable housing. This indicates, as is to be expected, that viability constraints can be resolved only by reducing or delaying the level of affordable housing provided.

Barton Road Landowners Group

Land north of Barton Road, Cambridge

08 October 2014



- 4.24 In contrast, urban extensions on the fringe of Cambridge have been shown to be viable with 40% affordable housing provision onsite which is compliant with CCC's affordable housing policy contained in Policy 45 of the Plan.
- 4.25 In May 2009 the Secretary of State recovered two appeals by Countryside Properties PLC & Countryside Properties (UK) Ltd to Cambridge City Council (reference APP/Q0505/A/09/2103599/NWF and APP/Q0505/A/09/2103592/NWF). The appeals were made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission for Clay Farm and Glebe Farm.
- 4.26 The appeals sought to reduce the affordable housing provision in phase 1 based on viability of the development. The Secretary of State concluded that the appeal schemes should be capable of delivering 40% affordable homes and dismissed both appeals, thereby refusing planning permission. In August 2010 CCC approved a duplicate application to the appeal schemes but with a policy compliant 40% affordable homes provision. The development of this site is now well underway and delivering dwellings.
- 4.27 Northstowe phase 1 and Cambourne are examples of Strategic Sites which are unable to be developed viably without the reduction of affordable housing. Clay Farm and Glebe Farm are examples of urban extensions to the fringe of Cambridge which can viably meet the policy requirement for affordable housing provision.

Table 10

Site	Strategic Site or Fringe	Planning application reference	Affordable Housing
Northstowe (Phase 1)	Strategic Site	S/0388/12/OP	20%
Cambourne	Strategic Site	S/6438/07/O	30%
Clay Farm	Fringe	07/0620/OUT	40%
Glebe Farm	Fringe	09/1140/FUL	40%
Trumpington Meadows	Fringe	S/0054/08/O and 08/0048/OUT	40%
Bell School	Fringe	13/1118/S73	40%
Darwin Green	Fringe	07/0003/OUT	40%

- 4.28 We have concerns about the ability of South Cambridgeshire District Council to meet their objectively assessed affordable housing need from Strategic Sites and Northstowe allocated for housing in the Plan due their ability to be developed viably.**

Demand

- 4.29 There is strong demand from house builders to acquire land in Cambridge to build out consented residential development schemes. There are currently a host of house building companies actively delivering housing allocations on the Southern Fringe which are named below;

Table 11

Southern Fringe Site	House Builder
Trumpington Meadows (parcels 1-5)	Barratt Homes
Glebe Farm (parcels 1, 2, 7-11)	Countryside Properties
Clay Farm (parcels 1B, 2, 5, 10 -12)	Countryside Properties
Clay Farm (parcels 16)	Bovis Homes
Clay Farm (parcels 19-20)	Skanska
Bell School	Hill Residential

4.30 The demand from house builders to acquire land on the fringe of Cambridge to deliver dwellings is evident by the current market conditions demonstrated through recent land disposals of consented development schemes. In summer 2014 Bidwells marketed 1.09 hectares (2.69 acres) of parcels 9A and 9B at Clay Farm with planning permission for the development of 66 dwellings. A number of proposals were received for the site demonstrating the depth of the market for consented land on the fringe of Cambridge.

4.31 In January 2014 Savills marketed 5.39 hectares (13.3 acres) at Clay Farm with planning permission for 274 dwellings. It is understood that Crest Nicholson has acquired this development opportunity.

4.32 There is strong demand from house building companies to acquire land on the fringe of Cambridge for the delivery of dwellings and this has been demonstrated by the market.

5 Market Economics

5.1 Revenue is, of course, a function of demand and supply. Table 12 below shows the revenues that are being achieved (measured in pounds per square foot) at various locations.

Table 12

Site	Strategic or Fringe	Site	House Builder	Average Revenues (ft)	Sales (£/sq	Est. Cost of Development (£/sq ft)	Fixed of	Residual for Infrastructure and Planning Obligations (£/sq ft)
Clay Farm (parcels 1B, 2, 5)	Fringe		Countryside Properties	£480		£180		£300
Clay Farm (parcels 10, 11, 12)	Fringe		Countryside Properties	£400		£180		£220
Glebe Farm	Fringe		Countryside Properties	£380		£180		£200

Barton Road Landowners Group

Land north of Barton Road, Cambridge

08 October 2014



Trumpington Meadows	Fringe	Barratt Homes	£370	£180	£190
Cambourne	Strategic Site	Taylor Wimpey	£250	£180	£70
Longstanton (next to Northstowe)	Strategic Site	Charles Church (built 2006)	£230	£180	£50

- 5.2 Table 12 demonstrates the diversity of the sale revenues being achieved on development schemes on the fringe of Cambridge and those revenues being achieved outside of the City in South Cambridgeshire. Revenues are driven by the local housing market and are relatively rigid and the cost for the construction of the dwellings are fixed. A simple residual approach of these two inputs demonstrates the amount available for infrastructure and financial obligations. Table 12 demonstrates that the fringe sites are a much more viable due the higher GDV's of the developments compared to Strategic Sites.
- 5.3 Not only do the revenues show where the demand is for housing, it also demonstrates why the urban extension sites are more certain of delivery. During the life of the Plan, there will be 'ups and downs' in the market. When revenues are higher, the delivery from these sites is far more resilient than when revenues are lower.
- 5.4 It should be noted that the Cambridge Fringe sites identified in Table 6 were allocated in 2006 and permission was granted in 2009/10 and during this period there was extreme turbulence in the markets. Despite this turbulence these sites progressed. Sites where the revenues are significantly lower would not progress in this way.

6 Conclusion

- 6.1 The housing trajectory for housing allocation sites in the Cambridge Local Plan contains 4 sites for the delivery of 323 dwellings which are retained allocations from the Local Plan 1996. The housing trajectory also contains 6 sites for the delivery of 383 dwellings which are retained allocations from the Local Plan 2006. There is clear evidence to indicate that these sites for the delivery of 706 dwellings are not developable during the Plan period 2011-2031. They were not delivered under the previous Plans and there is no evidence that they are any more deliverable now.
- 6.2 SCDC acknowledge that new settlements have long lead-in times to the delivery of housing. That is demonstrated by the histories of Cambourne and more recently Northstowe which was allocated for housing in the last Local Plan but failed to deliver any housing in the Plan period. SCDC housing trajectory does not forecast housing delivery from Bourn Airfield New Village until 2022-2023 which is 9 years in to the Plan period. SCDC housing trajectory also does not forecast delivery from Waterbeach New Town until 2026-2027 which is 13 years in to the Plan period. It is correct to assume that these sites are only capable of housing delivery in the latter period of the Plan. The consequence is that SCDC are unable to deliver a sufficient housing supply at the start of the Plan period.
- 6.3 SCDC has identified 9,981 dwellings to be delivered from Strategic Sites (Waterbeach New Town, Bourn Airfield New Village and Cambourne West) and Northstowe in their housing trajectory. Cambourne has been delivering dwellings over the last 15 year period at an average rate of 235 dwellings per annum and only exceeded 400 dwellings per annum once, 10 years ago in 2003-2004. It is not realistic that Northstowe will consistently deliver 400 dwellings per annum for a 12 year period (2019-2031) during the Plan period. It is also not realistic that Cambourne West and Bourn Airfield New Village will deliver a

Barton Road Landowners Group

Land north of Barton Road, Cambridge
08 October 2014



combined peak housing trajectory of 370 dwellings per annum given that the sites are within approximately 1 mile of each other. The housing trajectory for Northstowe and Cambourne West and Bourn Airfield New Village combined should be capped at a peak of 250 dwellings per annum which is more consistent with the historic deliver rate of Cambourne.

- 6.4 Trumpington Meadows, Clay Farm and Glebe Farm are within a 2 mile radius of each other on the Southern Fringe. A total of 705 dwellings have been delivered at the Southern Fringe of Cambridge equivalent to 353 dwellings per annum (2012-2014). It is expected that Barton Road North as an urban extension would deliver housing which reflects the same rate as the Southern Fringe.
- 6.5 Viability plays a key role in enabling Strategic Sites to come forward for delivery. It is well documented that new settlements detached from existing settlement boundaries require significant investment in infrastructure to enable their delivery. These costs are front-loaded. Strategic sites are also reliant on onsite provision of education and community facilities as they are detached from existing settlements. Strategic Sites are also projected to generate lower revenues which compared to urban extension to Cambridge and this is documented by the market conditions.
- 6.6 As a result of high infrastructure and planning obligation costs and relatively lower revenues, Strategic Sites have been unable viably to deliver a policy compliant affordable housing provision. Strategic Sites in the District at Cambourne and Northstowe phase 1 have been unviable to deliver a policy compliant level of affordable housing. Whereas, urban extensions to the fringe of Cambridge including Trumpington Meadows, Clay Farm, Glebe Farm and Darwin Green have proven viable to deliver a policy compliant level of affordable housing which assists the District in meeting its objectively assessed housing need.
- 6.7 It is evident that urban extensions to Cambridge are deliverable within the Plan period as demonstrated by the Southern Fringe which took 6 years from allocation in the Local Plan 2006 to delivery of the first dwellings. Furthermore, it has been demonstrated that there is strong demand from house builders to deliver dwellings on the fringe of Cambridge.



Appendices



Appendix 1

Cambridge City Council's Housing Trajectory



Appendix 2

South Cambridgeshire District Council's Housing Trajectory



Appendix 3

Southern Fringe Plan

Cambridge Southern Fringe

May 2014



Trumpington Meadows			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
1-5	11/0073/REM	Barratt Homes	163
1-5	11/0075/REM	Barratt Homes	161
6	14/0348/REM	Barratt Homes	39
7	14/0624/REM	Barratt Homes	87

Bell School			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
n/a	13/1786/REM	Hill Residential	270 dwellings and 100 student units

Clay Farm			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
1B, 2, 5	12/0794/REM	Countyside Properties	229
1A, 3, 4	12/0867/REM	Skanska	274
10, 11, 12C, 12C	10/1296/REM	Countyside Properties	306
12A, 13A, 13B, 14A, 14B	14/0520/REM	Countyside Properties	136
15, 17, 18	13/0751/REM	Bovis Homes	295
16	12/0754/REM	Bovis Homes	102
19 & 20	11/0698/REM	Skanska	128
Secondary School	13/0105/REM	Parkside Federation	n/a
Hobson's Square	13/0912/REM	Countyside Properties	n/a
Community Centre	14/0093/FUL	Cambridge City Council	n/a

Glebe Farm			
Lot (Parcel)	Application Reference	Developer	No. of dwellings
1-11	09/1140/FUL	Countyside Properties	286

Sites/blocks with Outline Approval

Sites at Reserved Matters Stage

Sites with Reserved Matters applications approved

Sites Under Construction

Completed sites/blocks

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