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

ii. On the basis of the information included within this report, the two local planning authorities can demonstrate that they will meet their individual housing requirements for 2011-2031 as set out in the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018). Together, as Greater Cambridge, the two planning authorities can demonstrate a five year housing land supply. **The Councils jointly have 6.1 years of housing land supply for the 2023-2028 five year period.**

iii. On the basis of the five year supply calculations in this report and from the date of this report (April 2023), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in July 2021).

1. Introduction

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

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

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

4. The Councils have prepared 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 July 2021) and National Planning Practice Guidance (NPPG, updated in July 2019) for housing trajectories and five year supply calculations.

5. The five year housing land supply for 2023-2028 (as set out in this report) should be used when making planning decisions from the date of publication of this report (April 2023).

2. Housing Requirements and Housing Completions

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

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

Housing Completions 2011-2022

8. The total net completions by year between 1 April 2011 and 31 March 2022 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**
Market	816	900	1,377	1,062	1,158	1,174	1,016	1,332	983	1,340	1,297
Affordable	228	125	572	526	429	574	847	686	543	374	511
Total	**1,044**	**1,025**	**1,949**	**1,588**	**1,587**	**1,748**	**1,863**	**2,018**	**1,526**	**1,714**	**1,808**

(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**
Market	293	416	903	527	622	745	459	536	275	332	467
Affordable	60	56	422	197	300	458	667	345	199	65	147
Total	**353**	**472**	**1325**	**724**	**922**	**1,203**	**1,126**	**881**	**474**	**397**	**614**

(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**
Market	523	484	474	535	536	429	557	796	708	1008	830
Affordable	168	69	150	329	129	116	180	341	344	309	364
Total	**691**	**553**	**624**	**864**	**665**	**545**	**737**	**1,137**	**1,052**	**1,317**	**1,194**

Housing Completions 2022-2023

9. At the time of preparing this report, the Councils do not know the actual total housing completions for 2022-2023 and will only know this later in 2023, once the results of a comprehensive survey of all extant planning permissions has been undertaken in spring 2023. Figure 2 in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (published in April 2022) anticipated that in 2022-2023 there would be 1,090 dwellings completed in Cambridge and 1,659 dwellings completed in South Cambridgeshire, giving an overall total of 2,749 dwellings anticipated to be completed in Greater Cambridge.

10. As the calculations for the five year period 2023-2028 (that are set out in this report) will take into account anticipated completions for 2022-2023, the Councils do need to consider what dwellings they know have been completed between 1 April 2022 and 31 March 2023, and also make assumptions on what other dwellings will be completed before 31 March 2023.

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 2022 and 31 March 2023 where this is known or record the anticipated number of dwellings that will be completed between 1 April 2022 and 31 March 2023 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 2022-2023, 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 2022 and anticipated completions between 1 January and 31 March 2023. 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 2022-2023 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 2022 than recorded by the housebuilder, developer, landowner or agent, and therefore the number of dwellings recorded as completed between 1 April and 31 December 2022 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 2022-2023, and any subsequent years, and have recorded how they have reconciled any differences in the anticipated dwellings completed in the commentary for each site (as set out in Appendix C).

13. The reconciliation undertaken by officers means that dwellings are not double counted and the differences in the definitions simply mean that the Councils and the housebuilder / developer / agent / landowner have counted the completed dwelling as an actual completion at 31 March 2022 rather than actual completion in 2022-2023 or as an anticipated completion in 2022-2023 rather than within the five year period (2023-2028). As all of these years are taken into account in the five year supply calculations, this issue does not have any material effect on the calculations because it simply relates to where completions fall within the initial years of the five year period rather than whether they will be recorded as completions within five years.

14. The Authority Monitoring Report 2022-2023 for Greater Cambridge will include the actual housing completions information for 2022-2023.

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

Requirements set out in National Planning Policy and Practice Guidance

15. The government, through the NPPF (published in July 2021, paragraph 74), requires that all local planning authorities identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of five years' worth of housing against their housing requirement. The NPPF (published in July 2021, in the glossary) 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 July 2019, Paragraph: 007 Reference ID: 68-007-20190722) states that in order to demonstrate five years' worth of deliverable housing sites, local planning authorities will need robust up to date evidence, and it advises that evidence to demonstrate deliverability may include:

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

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

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

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

19. The Housing Flows Reconciliation Form is used by local authorities to submit their housing completions data to Government on an annual basis. The Housing Flows Reconciliation Form User Guide (July 2022) 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 five year supply calculations based on the guidance set out in the NPPF (published in July 2021) and NPPG (updated in July 2019) for housing trajectories and five year supply calculations.

21. The Greater Cambridge housing trajectory sets out anticipated annual net dwelling completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2022 for:

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

The housing trajectory also records actual annual net dwelling completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2022 from new builds, conversions, changes of use and demolitions.

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

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

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

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

25. For all **allocations in the Councils' adopted Local Plans and Area Action Plans**, and all developments on **unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission** by either of the Councils' planning committees, an email was sent in January, February or March 2023 to the housebuilder, developer, landowner or agent for the site. A copy of the template email text is included in Appendix B, and the list of questions sent to each site is included in Appendix D along with the responses received. The email sent asked the housebuilder, developer, landowner or agent about progress being made towards the delivery of their site, and in particular what their current anticipated delivery timetable and build out rates are.

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

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

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

- the date of the submission or approval of planning applications, including full or reserved matters planning applications;
- progress towards the discharge of planning conditions;
- data collected in the annual survey of extant planning permissions carried out in spring 2022 that records whether a site is under construction or not started, and the number of dwellings on each site that are completed, under construction or not started;
- information known by the Council(s) regarding the delivery of the site as a result of working with the developer, housebuilder, landowner or agent through the pre-application or planning application processes;
- site ownership details, for example whether the site is in the ownership of a housebuilder or developer;
- information on whether pre-application discussions have been undertaken;
- whether a planning performance agreement is in place for the site and the terms of that agreement; and
- the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates that are summarised in Appendix A.

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

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

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

4. Greater Cambridge Housing Trajectory and Five Year Supply Calculations

Greater Cambridge Housing Trajectory

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

33. The Greater Cambridge housing trajectory sets out anticipated annual net dwelling completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2022 to 31 March 2041 for:
    - adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
    - developments on unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
    - developments on unallocated sites of 9 dwellings or less with outline, reserved matters or full planning permission, prior approval permission for changes of use, or permission in principle; and
    - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

    The housing trajectory also records actual annual net dwelling completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2022 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 an early stage of preparation and has not yet reached being submitted to the Secretary of State for examination. This housing trajectory also does not include anticipated annual net dwelling completions from sites within the Proposed Submission North East Cambridge Area Action Plan (AAP) (January 2022) area, except where they are adopted allocations in the Cambridge Local Plan 2018. The North East Cambridge AAP has also not yet reached being submitted to the Secretary of State for examination.

Figure 2: Greater Cambridge Housing Trajectory

[see Tables on the following pages]

Notes:

- The number of dwellings completed in 2011/2012 to 2020/2021 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: 2023 2028
Actual Completions																																		
Cambridge	Table C1a	353	472	1,325	724	922	1,203	1,126	881	474	397	614	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**8,491**	**1,011**	**0**
South Cambridgeshire	Table SC1a	691	553	624	864	665	545	737	1,137	1,052	1,317	1,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**9,379**	**2,511**	**0**
Allocations in Cambridge Urban Area																																		
Cambridge - allocations	Table C2	-	-	-	-	-	-	-	-	-	-	-	**286**	**22**	**39**	**70**	**30**	**130**	**235**	**38**	**50**	**50**	**70**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**900**	**1,230**	**291**
South Cambridgeshire - allocations	Table SC2	-	-	-	-	-	-	-	-	-	-	-	**0**	**75**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**155**
Allocations on Cambridge Fringe Sites																																		
Cambridge - allocations	Table C3	-	-	-	-	-	-	-	-	-	-	-	**161**	**287**	**324**	**596**	**443**	**385**	**340**	**277**	**420**	**210**	**175**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,233**	**3,683**	**2,035**
South Cambridgeshire - allocations	Table SC3	-	-	-	-	-	-	-	-	-	-	-	**121**	**315**	**463**	**318**	**335**	**275**	**240**	**240**	**364**	**475**	**410**	**137**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,671**	**3,693**	**1,706**
Allocations of New Settlements																																		
South Cambridgeshire - allocations	Table SC4	-	-	-	-	-	-	-	-	-	-	-	**242**	**488**	**439**	**778**	**763**	**838**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**890**	**830**	**790**	**790**	**790**	**11,194**	**6,248**	**14,838**	**3,306**
Allocations in Rural Area																																		
South Cambridgeshire - allocations	Table SC5	-	-	-	-	-	-	-	-	-	-	-	**80**	**73**	**129**	**92**	**128**	**90**	**90**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**682**	**682**	**512**
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																																		
Cambridge	Table C4	-	-	-	-	-	-	-	-	-	-	-	**262**	**99**	**177**	**145**	**329**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,020**	**1,020**	**758**
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	-	-	-	**590**	**589**	**665**	**645**	**317**	**214**	**238**	**204**	**204**	**204**	**104**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**3,666**	**3,986**	**2,430**
Windfall Allowance																																		
Cambridge	Table C4	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**555**	**2,405**	**0**
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**202**	**236**	**236**	**236**	**236**	**236**	**236**	**236**	**240**	**240**	**240**	**240**	**240**	**0**	**674**	**3,054**	**0**
Totals		**1,044**	**1,025**	**1,949**	**1,588**	**1,587**	**1,748**	**1,863**	**2,018**	**1,526**	**1,714**	**1,808**	**1,742**	**1,948**	**2,316**	**2,644**	**2,345**	**1,940**	**2,430**	**2,080**	**2,359**	**2,260**	**2,080**	**1,577**	**1,375**	**1,375**	**1,365**	**1,265**	**1,215**	**1,215**	**1,215**	**11,194**	**37,674**	**38,268**	**11,193**
Cambridge	-	353	472	1,325	724	922	1,203	1,126	881	474	397	614	709	408	540	811	802	523	760	500	655	445	430	300	235	235	235	195	185	185	185	0	14,199	9,349	3,084
South Cambridgeshire	-	691	553	624	864	665	545	737	1,137	1,052	1,317	1,194	1,033	1,540	1,776	1,833	1,543	1,417	1,670	1,580	1,704	1,815	1,650	1,277	1,140	1,140	1,130	1,070	1,030	1,030	1,030	11,194	23,475	28,919	8,109

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: 2023-2028
Completions																																	
Actual Completions	353	472	1,325	724	922	1,203	1,126	881	474	397	614	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**8,491**	**1,011**	**0**
Allocations Cambridge Urban Area																																	
Cambridge Urban Area	-	-	-	-	-	-	-	-	-	-	-	**286**	**22**	**39**	**70**	**30**	**130**	**235**	**38**	**50**	**50**	**70**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**900**	**1,230**	**291**
Allocations Cambridge Fringe Sites																																	
North-West Cambridge (University Site, Eddington)	-	-	-	-	-	-	-	-	-	-	-	**104**	**82**	**0**	**148**	**58**	**40**	**20**	**0**	**175**	**175**	**175**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**627**	**1,042**	**328**
NIAB (Darwin Green)	-	-	-	-	-	-	-	-	-	-	-	**10**	**170**	**169**	**200**	**203**	**170**	**170**	**127**	**100**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,319**	**1,354**	**912**
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	-	-	-	**0**	**5**	**95**	**50**	**35**	**150**	**150**	**150**	**145**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**780**	**780**	**335**
Trumpington Meadows	-	-	-	-	-	-	-	-	-	-	-	**47**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**77**	**77**	**30**
Land north of Worts' Causeway	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**20**	**80**	**80**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**200**
Land south of Worts' Causeway	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**40**	**118**	**67**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230**	**230**	**230**
Unallocated Sites																																	
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	-	-	-	**262**	**99**	**177**	**145**	**329**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,020**	**1,020**	**758**
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Windfalls																																	
Windfall Allowance	-	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**555**	**2,405**	**0**
Totals	**353**	**472**	**1,325**	**724**	**922**	**1,203**	**1,126**	**881**	**474**	**397**	**614**	**709**	**408**	**540**	**811**	**802**	**523**	**760**	**500**	**655**	**445**	**430**	**300**	**235**	**235**	**235**	**195**	**185**	**185**	**185**	**0**	**14,199**	**9,349**	**3,084**

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	1,203	1,126	881	474	397	614	-	-	-	-	-	-	-	-	-	**-**
Predicted Completions	-	-	-	-	-	-	-	-	-	-	-	709	408	540	811	802	523	760	500	655	**-**
Cumulative Completions	353	825	2,150	2,874	3,796	4,999	6,125	7,006	7,480	7,877	8,491	9,200	9,608	10,148	10,959	11,761	12,284	13,044	13,544	14,199	**14,199**
Annualised Housing Target over Plan Period	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	**14,000**
Annualised Housing Target taking Account of Actual / Predicted Completions	718	732	697	695	680	643	606	583	593	612	612	600	627	642	608	560	572	478	456	-199	**-**
Comparison of Actual / Predicted Completions against Annualised Housing Target	-347	-228	625	24	222	503	426	181	-226	-303	-86	9	-292	-160	111	102	-177	60	-200	-45	**-**

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: 2023 2028
Completions																																	
Actual Completions	691	553	624	864	665	545	737	1,137	1,052	1,317	1,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,379	2,511	0
Allocations Cambridge Urban Area																																	
Orchard Park - parcel L2	-	-	-	-	-	-	-	-	-	-	-	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75	75
Orchard Park - parcel Com 4	-	-	-	-	-	-	-	-	-	-	-	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80
Allocations Cambridge Fringe Sites																																	
North-West Cambridge (University Site, Eddington)	-	-	-	-	-	-	-	-	-	-	-	12	131	288	73	0	0	0	0	175	175	175	37	0	0	0	0	0	0	0	679	1,066	492
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	50	100	150	150	150	150	150	100	0	0	0	0	0	0	0	600	1,000	150
Cambridge East - north of Newmarket Road	-	-	-	-	-	-	-	-	-	-	-	65	175	175	175	175	175	90	90	34	0	0	0	0	0	0	0	0	0	0	1,154	1,154	875
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	-	-	-	0	0	0	70	110	0	0	0	5	150	85	0	0	0	0	0	0	0	0	0	185	420	180
Trumpington Meadows	-	-	-	-	-	-	-	-	-	-	-	44	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53	9
Allocations New Settlements																																	
Northstowe	-	-	-	-	-	-	-	-	-	-	-	161	146	110	272	348	380	300	300	300	300	300	300	300	300	300	300	300	300	300	3,718	2,317	5,317	1,256
Waterbeach New Town	-	-	-	-	-	-	-	-	-	-	-	3	111	110	250	260	260	300	300	300	300	300	300	300	300	300	300	300	300	300	6,106	1,894	4,894	991
Bourn Airfield New Village	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	35	145	100	150	150	150	150	150	150	190	190	190	190	190	1,370	430	2,130	35
Cambourne West	-	-	-	-	-	-	-	-	-	-	-	78	231	219	256	155	163	155	200	150	150	150	150	150	150	100	40	0	0	0	1,607	2,497	1,024
Allocations Rural Area																																	
Fulbourn & Ida Darwin Hospitals	-	-	-	-	-	-	-	-	-	-	-	0	3	40	40	40	40	40	0	0	0	0	0	0	0	0	0	0	0	0	203	203	163
Papworth West-Central	-	-	-	-	-	-	-	-	-	-	-	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0
Dales Manor Business Park, Sawston	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land north of Babraham Road, Sawston	-	-	-	-	-	-	-	-	-	-	-	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0
Land south of Babraham Road, Sawston	-	-	-	-	-	-	-	-	-	-	-	0	30	50	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	280	280	230
Green End Industrial Estate, Gamlingay	-	-	-	-	-	-	-	-	-	-	-	34	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	67	33
Land at Bennell Farm, West Street, Comberton	-	-	-	-	-	-	-	-	-	-	-	8	7	39	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	56	48
Histon & Impington Station Area	-	-	-	-	-	-	-	-	-	-	-	0	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	-	-	-	-	-	-	-	-	-	-	-	590	589	665	645	317	214	204	204	204	204	104	4	4	4	0	0	0	0	0	3,632	3,952	2,430
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	34	34	0
Windfalls																																	
Windfall Allowance	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	202	236	236	236	236	236	236	236	240	240	240	240	240	674	3,054	0
Totals	691	553	624	864	665	545	737	1,137	1,052	1,317	1,194	1,033	1,540	1,776	1,833	1,543	1,417	1,670	1,580	1,704	1,815	1,650	1,277	1,140	1,140	1,130	1,070	1,030	1,030	1,030	11,194	23,475	28,919	8,109

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	545	737	1,137	1,052	1,317	1,194	-	-	-	-	-	-	-	-	-	-
Predicted Completions	-	-	-	-	-	-	-	-	-	-	-	1,033	1,540	1,776	1,833	1,543	1,417	1,670	1,580	1,704	-
Cumulative Completions	691	1,244	1,868	2,732	3,397	3,942	4,679	5,816	6,868	8,185	9,379	10,412	11,952	13,728	15,561	17,104	18,521	20,191	21,771	23,475	**23,475**
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	1,125	1,136	1,078	962	788	599	326	-346	-2,271	-3,975	-
Comparison of Actual / Predicted Completions against Annualised Housing Target	-284	-422	-351	-111	-310	-430	-238	162	77	342	219	58	565	801	858	568	442	695	605	729	-

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
The Paddocks Trading Estate, Cherry Hinton Road	Cambridge Local Plan 2018 - Site R7 (123 dwellings)	2.79	**123**	**0**	**123**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
379-381 Milton Road	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	2.41	**95**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**95**	**95**	**95**
BT telephone exchange and car park, Long Road	Cambridge Local Plan 2018 - Site R14 (76 dwellings)	2.01	**76**	**0**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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**	**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 (resolution to grant, 70 dwellings)	1.23	**70**	**0**	**70**	**0**	**0**	**0**	**70**	**0**	**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**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**0**
Ridgeons, Cromwell Road	Cambridge Local Plan 2018 - Site R12 (245 dwellings), 16/1904/OUT (up to 245 dwellings) and 19/0288/FUL (295 dwellings)	3.25	**295**	**123**	**172**	**168**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**172**	**172**	**4**
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**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**0**
295 Histon Road	Cambridge Local Plan 2018 - Site R1 (32 dwellings), 15/0519/OUT (demolition of 1 dwelling and 27 new dwellings) and 19/0718/REM (demolition of 1 dwelling and 27 new dwellings)	0.71	**26**	**-1**	**27**	**9**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**27**	**27**	**18**
Betjeman House, Hills Road	Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings) and 06/0552/FUL (156 dwellings)	0.77	**156**	**0**	**156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Station Area - Pink Phase (Station Road West)	Cambridge Local Plan 2018 - Policy 21 / Site M14 (mix of uses including residential), 08/0266/OUT (up to 331 dwellings), 13/1034/REM (Blocks C1, C2, D1 & F1, 137 dwellings) and 15/1759/FUL (Blocks I1 & K1, 89 dwellings)	1.29	**226**	**161**	**65**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65**	**65**	**0**
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Cambridge Local Plan 2018 - Site R5 (35 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**	**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**	**0**	**0**
Mill Road Depot, Mill Road	Cambridge Local Plan 2018 - Site R10 (167 dwellings), 17/2245/FUL (182 dwellings), 18/1947/S73 (additional 4 dwellings) and 19/0175/FUL (50 dwellings)	2.69	**236**	**191**	**45**	**45**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**45**	**45**	**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**	**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**	**0**	**0**	**67**	**67**	**0**
Clifton Road Area	Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings)	9.40	**550**	**0**	**550**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**50**	**360**	**0**
82-88 Hills Road and 57-63 Bateman Street	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	0.50	**20**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**0**	**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)	1.01	**75**	**0**	**75**	**0**	**0**	**0**	**0**	**-12**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	**23**	**23**
315-349 Mill Road and Brookfields	Cambridge Local Plan 2018 - Site R21 (78 dwellings)	2.92	**78**	**0**	**78**	**0**	**0**	**0**	**0**	**0**	**0**	**78**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78**	**78**	**0**
Grange Farm, off Wilberforce Road	Cambridge Local Plan 2018 - Site U3 (120 student units) and 21/02052/FUL (demolition of dwelling and new college accommodation)	1.87	**38**	**0**	**38**	**-1**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**39**
Total Allocations within Cambridge Urban Area			**2,414**	**509**	**1,905**	**286**	**22**	**39**	**70**	**30**	**130**	**235**	**38**	**50**	**50**	**70**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**900**	**1,230**	**291**

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
Orchard Park - parcel L2	South Cambridgeshire Local Plan 2018 - Policy SS/1 and 20/03802/FUL (75 dwellings)	0.29	**75**	**0**	**75**	**0**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**75**
Orchard Park - parcel Com4	South Cambridgeshire Local Plan 2018 - Policy SS/1 and S/4191/19/FL (80 dwellings)	1.08	**80**	**0**	**80**	**0**	**0**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**	**80**
Total Allocations within Cambridge Urban Area			**155**	**0**	**155**	**0**	**75**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**155**

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
North-West Cambridge (Eddington) - Lot 1	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1748/REM (117 dwellings)	2.71	**117**	**117**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot 2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/1722/REM (264 dwellings)	1.87	**264**	**264**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot 3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1827/REM (232 dwellings)	1.63	**232**	**232**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot 8	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/0109/REM (73 dwellings)	0.59	**73**	**73**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 15/1663/REM (121 dwellings)	3.82	**121**	**121**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot S3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 18/1195/REM (186 dwellings)	0.93	**186**	**0**	**186**	**104**	**82**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**186**	**186**	**82**
North-West Cambridge (Eddington) - Lot M3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 17/0285/REM (106 dwellings)	1.26	**106**	**0**	**106**	**0**	**0**	**0**	**106**	**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 (resolution to grant, 160 dwellings, Lots M4 & M5)	74.38	**160**	**0**	**160**	**0**	**0**	**0**	**42**	**58**	**40**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**160**	**160**	**140**
North-West Cambridge (Eddington) - Future Lots, including M4 & M5	North West Cambridge AAP (approximately 3,000 dwellings) and 11/1114/OUT (up to 3,000 dwellings)	74.38	**590**	**0**	**590**	**0**	**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**	**807**	**1,042**	**104**	**82**	**0**	**148**	**58**	**40**	**20**	**0**	**175**	**175**	**175**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**627**	**1,042**	**328**
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**	**45**	**69**	**10**	**59**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**69**	**69**	**59**
NIAB Main (Darwin Green) - Parcel BDW1	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 16/0208/REM (173 dwellings)	3.27	**173**	**173**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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**	**0**	**323**	**0**	**76**	**84**	**80**	**83**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**323**	**323**	**323**
NIAB Main (Darwin Green) - Parcel BDW3	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05434/REM (resolution to grant, 210 dwellings)	5.42	**210**	**0**	**210**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**210**	**50**
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**	**35**	**70**	**70**	**70**	**70**	**27**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**342**	**342**	**245**
NIAB Main (Darwin Green) - Parcels BDW5 & BDW6	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/03619/REM (410 dwellings)	12.26	**410**	**0**	**410**	**0**	**35**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**385**	**410**	**235**
Total - NIAB (Darwin Green)			**1,572**	**218**	**1,354**	**10**	**170**	**169**	**200**	**203**	**170**	**170**	**127**	**100**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,319**	**1,354**	**912**
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) and 22/05018/REM (resolution to grant, 351 dwellings)	55.99	**780**	**0**	**780**	**0**	**5**	**95**	**50**	**35**	**150**	**150**	**150**	**145**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**780**	**780**	**335**
Total - Cambridge East			**780**	**0**	**780**	**0**	**5**	**95**	**50**	**35**	**150**	**150**	**150**	**145**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**780**	**780**	**335**

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
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**	**0**	**65**	**47**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65**	**65**	**18**
Total - Trumpington Meadows (Cambridge Southern Fringe)			**567**	**490**	**77**	**47**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**77**	**77**	**30**
Land north of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings) and 20/01972/OUT (up to 200 dwellings)	7.81	**200**	**0**	**200**	**0**	**0**	**20**	**80**	**80**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**200**
Land south of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 22/02646/REM (pending, 80 dwellings)	7.71	**230**	**0**	**230**	**0**	**0**	**40**	**118**	**67**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230**	**230**	**230**
Total Allocations on Cambridge Fringe			**5,198**	**1,515**	**3,683**	**161**	**287**	**324**	**596**	**443**	**385**	**340**	**277**	**420**	**210**	**175**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,233**	**3,683**	**2,035**

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
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	12	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	31
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	100	200	73	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	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	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	12	131	288	73	0	0	0	0	175	175	175	37	0	0	0	0	0	0	0	0	679	1,066	492
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 (pending, up to 1,000 dwellings)	30.96	1,000	0	1,000	0	0	0	0	50	100	150	150	150	150	150	100	0	0	0	0	0	0	0	0	600	1,000	150
Total - Land between Huntingdon Road, Histon Road & A14			1,000	0	1,000	0	0	0	0	50	100	150	150	150	150	150	100	0	0	0	0	0	0	0	0	600	1,000	150
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	143	96	17	20	20	20	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96	96	79
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	3	305	41	60	60	60	60	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	305	305	264
Cambridge East - north of Newmarket Road: Marleigh, Phase 2	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and 21/02450/REM (421 dwellings)	5.37	421	0	421	7	95	95	95	90	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	421	421	414
Cambridge East - north of Newmarket Road: Marleigh, remaining phase(s)	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings) and S/2682/13/OL (up to 1,300 dwellings)	30.10	332	0	332	0	0	0	0	6	112	90	90	34	0	0	0	0	0	0	0	0	0	0	0	332	332	118
Total - Cambridge East - north of Newmarket Road: Marleigh			1,300	146	1,154	65	175	175	175	175	175	90	90	34	0	0	0	0	0	0	0	0	0	0	0	1,154	1,154	875
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 (resolution to grant, 351 dwellings)	15.93	420	0	420	0	0	0	70	110	0	0	0	5	150	85	0	0	0	0	0	0	0	0	0	185	420	180
Total - Cambridge East (all phases)			1,720	146	1,574	65	175	175	245	285	175	90	90	39	150	85	0	0	0	0	0	0	0	0	0	1,339	1,574	1,055
Trumpington Meadows - Lots 1-5	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/0160/11 (29 dwellings)	10.83	29	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trumpington Meadows - Lot 8	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2998/14/RM (36 dwellings, of which 25 dwellings in South Cambridgeshire)	2.24	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trumpington Meadows - Lot 9	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/0107/16/RM (122 dwellings)	7.34	122	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trumpington Meadows - Local Centre	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2647/16/RM (40 dwellings)	0.17	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trumpington Meadows - Riverside	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2176/16/RM (122 dwellings, of which 80 dwellings in South Cambridgeshire)	1.35	80	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	274	53	44	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53	9
Total - Trumpington Meadows (Cambridge Southern Fringe)			623	570	53	44	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53	9
Total Allocations on Cambridge Fringe			4,494	801	3,693	121	315	463	318	335	275	240	240	364	475	410	137	0	0	0	0	0	0	0	0	2,671	3,693	1,706

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
Northstowe - phase 1: parcel H1 (Bloor Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1416/16/RM (92 dwellings)	2.87	**92**	**92**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Northstowe - phase 1: parcel H2 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3477/16/RM (135 dwellings)	8.07	**135**	**135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2776/16/RM (40 dwellings)	1.09	**40**	**33**	**7**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**7**	**7**
Northstowe - phase 1: parcel H4 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3174/16/RM (84 dwellings)	2.12	**84**	**84**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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**	**113**	**127**	**47**	**50**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**127**	**127**	**80**
Northstowe - phase 1: parcel H7 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1475/18/RM (115 dwellings)	4.96	**115**	**112**	**3**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**3**
Northstowe - phase 1: parcel H8 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1355/19/RM (73 dwellings)	2.40	**73**	**56**	**17**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17**	**17**	**17**
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**	**68**	**62**	**47**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**62**	**62**	**15**
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**	**67**	**9**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**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**	**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**	**196**	**75**	**49**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**26**
Northstowe - phase 1: parcel H13 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0065/20/RM (92 dwellings)	2.78	**92**	**0**	**92**	**9**	**35**	**35**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**92**	**92**	**83**
Total - Northstowe (phase 1)			**1,500**	**1,108**	**392**	**161**	**146**	**65**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**392**	**392**	**231**
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**	**48**	**48**	**48**	**48**	**48**	**48**	**48**	**27**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**288**	**363**	**144**
Northstowe - phase 2: parcel 2b	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 21/02310/REM (phase 2b, 300 dwellings)	7.82	**300**	**0**	**300**	**0**	**0**	**25**	**50**	**50**	**50**	**50**	**50**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**300**	**175**
Northstowe - phase 2: remaining parcels, including Central One	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	120.27	**2,794**	**0**	**2,794**	**0**	**0**	**20**	**110**	**180**	**230**	**150**	**150**	**150**	**200**	**200**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**204**	**990**	**2,590**	**540**
Total - Northstowe (phase 2)			**3,500**	**43**	**3,457**	**0**	**0**	**45**	**208**	**278**	**328**	**248**	**248**	**223**	**248**	**227**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**204**	**1,578**	**3,253**	**859**
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**	**0**	**32**	**52**	**77**	**52**	**73**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**3,514**	**161**	**1,486**	**0**
Total - Northstowe (phase 3)			**5,000**	**0**	**5,000**	**0**	**0**	**0**	**0**	**0**	**0**	**32**	**52**	**77**	**52**	**73**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**3,514**	**161**	**1,486**	**0**
Northstowe - Land west of Station Road	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and 20/03598/OUT (up to 107 dwellings and demolition of existing dwelling)	4.45	**106**	**0**	**106**	**0**	**0**	**0**	**24**	**50**	**32**	**0**	**0**	**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 (resolution to grant, 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**	**0**	**80**	**80**	**60**
Total - Northstowe (all phases)			**10,186**	**1,151**	**9,035**	**161**	**146**	**110**	**272**	**348**	**380**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**3,718**	**2,317**	**5,317**	**1,256**

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
Waterbeach New Town - West: Northern Woods (parcel 1)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/02400/REM (89 dwellings)	1.69	**89**	**0**	**89**	**3**	**78**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**89**	**89**	**86**
Waterbeach New Town - West: Eastern Woods (parcel 2.1)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/03866/REM (111 dwellings)	1.93	**111**	**0**	**111**	**0**	**33**	**43**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**111**	**111**	**111**
Waterbeach New Town - West: remaining parcels	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**	**59**	**215**	**260**	**260**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**2,256**	**1,544**	**4,044**	**794**
Waterbeach New Town - the eastern part of the site (RLW Estates)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/2075/18/OL (resolution to grant, up to 4,500 dwellings)	226.55	**4,500**	**0**	**4,500**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**3,850**	**150**	**650**	**0**
Total - Waterbeach New Town (all phases)			**11,000**	**0**	**11,000**	**3**	**111**	**110**	**250**	**260**	**260**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**6,106**	**1,894**	**4,894**	**991**
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**	**35**	**145**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**190**	**190**	**190**	**190**	**190**	**1,370**	**430**	**2,130**	**35**
Total - Bourn Airfield New Village			**3,500**	**0**	**3,500**	**0**	**0**	**0**	**0**	**0**	**35**	**145**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**190**	**190**	**190**	**190**	**190**	**1,370**	**430**	**2,130**	**35**
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**	**34**	**166**	**39**	**40**	**40**	**40**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**166**	**166**	**127**
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**	**59**	**131**	**24**	**46**	**42**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**131**	**131**	**107**
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**	**0**	**150**	**0**	**75**	**50**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**150**	**150**	**150**
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (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**	**0**	**286**	**15**	**70**	**47**	**51**	**60**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**286**	**286**	**271**
Cambourne West (land north west of Lower Cambourne) - remaining parcels, including parcel 1.5 (Taylor Wimpey) and 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), 22/04745/REM (pending, 41 dwellings, parcel 1.5) and 22/04785/REM (pending, 118 dwellings, parcel 2.1)	127.91	**1,524**	**0**	**1,524**	**0**	**0**	**40**	**81**	**38**	**70**	**105**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**40**	**0**	**0**	**0**	**0**	**634**	**1,524**	**229**
Total - Cambourne West (land north west of Lower Cambourne)			**2,350**	**93**	**2,257**	**78**	**231**	**219**	**216**	**105**	**113**	**105**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**40**	**0**	**0**	**0**	**0**	**1,367**	**2,257**	**884**
Cambourne West (land within the Business Park)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and 23/00123/FUL (pending, 256 dwellings)	9.07	**240**	**0**	**240**	**0**	**0**	**0**	**40**	**50**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**240**	**240**	**140**
Total - Cambourne West (all parcels)			**2,590**	**93**	**2,497**	**78**	**231**	**219**	**256**	**155**	**163**	**155**	**200**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**40**	**0**	**0**	**0**	**0**	**1,607**	**2,497**	**1,024**
Total Allocations at New Settlements			**27,276**	**1,244**	**26,032**	**242**	**488**	**439**	**778**	**763**	**838**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**890**	**830**	**790**	**790**	**790**	**11,194**	**6,248**	**14,838**	**3,306**

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
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**	**3**	**40**	**40**	**40**	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**203**	**203**	**163**
Papworth West-Central - south of Church Lane	South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC and S/0307/17/RM (53 dwellings)	4.01	**61**	**53**	**8**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**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**	**0**
Dales Manor Business Park, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings)	10.70	**200**	**0**	**200**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Land north of Babraham Road, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1b (80 dwellings) and S/3729/18/FL (158 dwellings)	3.64	**158**	**128**	**30**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**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**	**0**	**30**	**50**	**50**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**280**	**280**	**230**
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**	**18**	**67**	**34**	**33**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**67**	**67**	**33**
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**	**75**	**15**	**8**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**7**
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**	**0**	**38**	**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			**1,172**	**290**	**882**	**80**	**73**	**129**	**92**	**128**	**90**	**90**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**682**	**682**	**512**

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
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), 21/01065/FUL (appeal lodged, 26 dwellings) and 22/03062/FUL (pending, 26 dwellings)	0.85	**35**	**0**	**35**	**0**	**0**	**-3**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**35**	**35**
18 Chesterton Road	19/0242/FUL (demolition of 3 dwellings and 11 new dwellings)	0.05	**8**	**0**	**8**	**0**	**0**	**8**	**0**	**0**	**0**	**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**	**0**
Hayling House, Fen Road	16/0617/FUL (demolition of 1 dwellings and 14 new dwellings)	0.42	**13**	**3**	**10**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**0**
71-73 Fen Road	21/00659/FUL (12 dwellings)	0.35	**10**	**0**	**10**	**-2**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**12**
Sorrento Hotel, 190-196 Cherry Hinton Road	05/1329/FUL (16 dwellings)	0.22	**16**	**2**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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**	**0**	**13**	**13**	**13**
Chartwell House, 620-622 Newmarket Road	21/04350/FUL (change of use of office to residential, 11 dwellings)	0.08	**11**	**0**	**11**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**11**	**0**
141 Ditton Walk	15/1020/FUL (14 dwellings)	0.35	**14**	**11**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**0**
291 Hills Road	18/0806/FUL (demolition of 1 dwelling and 14 new dwellings), 17/1372/FUL (demolition of 1 dwelling and 15 new dwellings) and 18/0715/DEMDET (demolition of 1 dwelling)	0.23	**14**	**-1**	**15**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**0**
Land at 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), 20/03335/PRI030 (change of use of office to residential, 95 dwellings) and 21/03609/FUL (resolution to grant, 291 dwellings)	2.85	**359**	**68**	**291**	**0**	**0**	**0**	**0**	**291**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**291**	**291**	**291**
66-80B Colville Road	19/1034/FUL (demolition of 24 dwellings and 69 new affordable dwellings)	0.76	**45**	**-24**	**69**	**63**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**67**	**67**	**4**
Phase 3, Land at Colville Road	21/02759/FUL (demolition of 18 dwellings and 48 new affordable dwellings)	0.56	**30**	**0**	**30**	**-18**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**48**
63 New Street	18/0090/FUL (demolition of existing dwelling and 10 new dwellings)	0.03	**9**	**-1**	**10**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**0**
Land off Clerk Maxwell Road	19/1734/FUL (35 dwellings)	0.89	**35**	**3**	**32**	**8**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**32**	**32**	**24**
The Meadows Community Centre, St Catharines Road	19/1756/FUL (22 dwellings)	2.18	**22**	**0**	**22**	**0**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**22**	**22**
Aylesborough Close	22/01995/FUL (demolition of 36 dwellings and 70 new dwellings)	0.62	**34**	**0**	**34**	**0**	**-36**	**15**	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**34**	**34**
67-97A Campkin Road	19/1616/FUL (demolition of 32 dwellings and 75 new affordable dwellings)	0.90	**43**	**-32**	**75**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**0**
Buchan Street Neighbourhood Centre	19/1757/FUL (28 dwellings)	0.46	**28**	**0**	**28**	**0**	**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**	**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**	**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 2022	-	-	-	-	**100**	**75**	**25**	**0**	**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 2022	-	-	-	-	**123**	**12**	**31**	**43**	**25**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**123**	**123**	**111**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2022	-	-	-	-	**81**	**0**	**8**	**20**	**29**	**16**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**81**	**81**	**81**
Total Unallocated Sites with Planning Permission			**780**	**29**	**1,055**	**262**	**99**	**177**	**145**	**329**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,020**	**1,020**	**758**
Windfall Allowance	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**555**	**2,405**	**0**
Total Unallocated Sites and Windfall Allowance			**780**	**29**	**1,055**	**262**	**99**	**177**	**145**	**329**	**8**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**1,575**	**3,425**	**758**

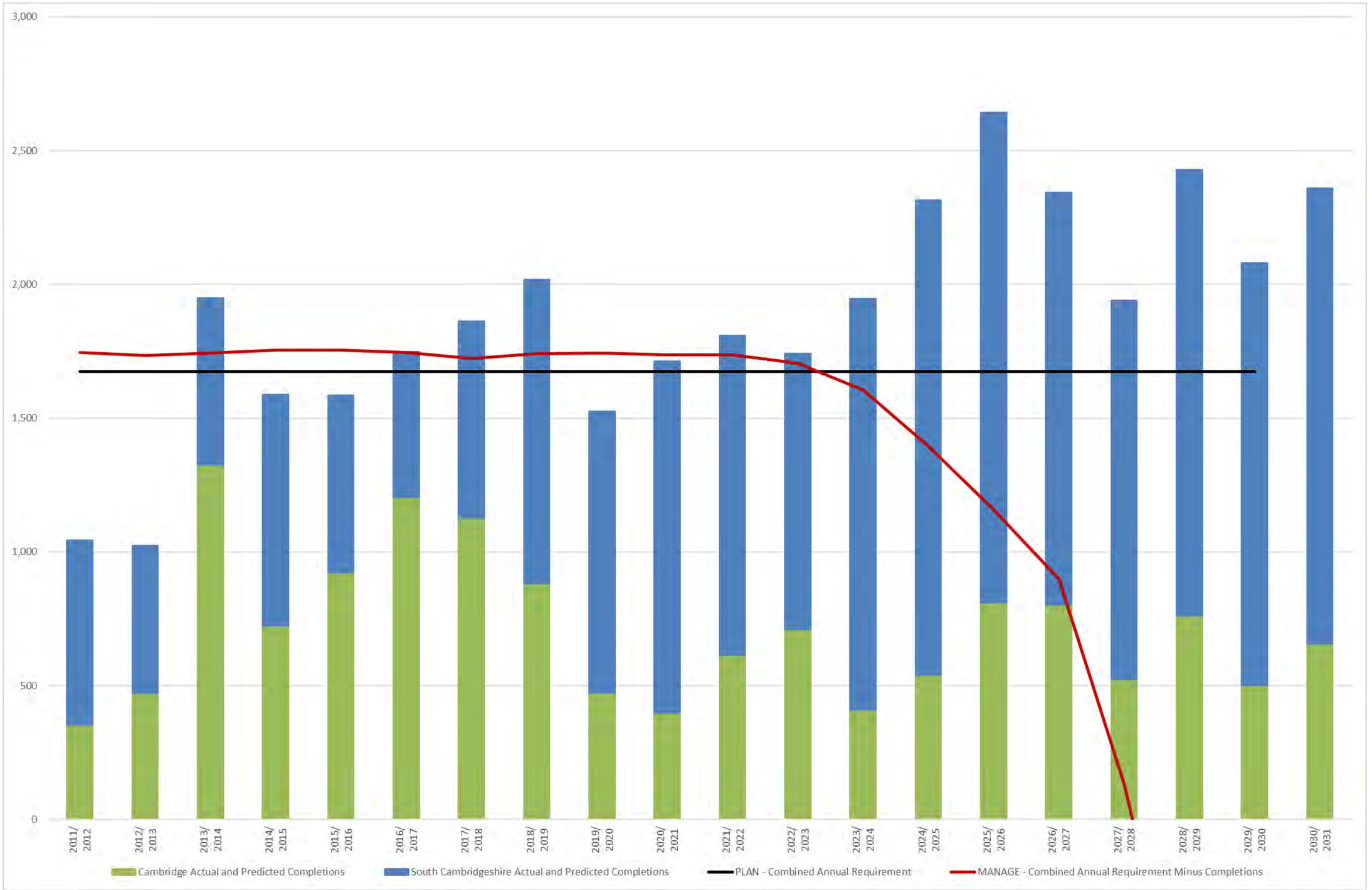
Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

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 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
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**	**0**	**56**	**56**	**56**
Hallmark Hotel, Bar Hill *	S/0851/16/FL (40 dwellings)	2.94	**40**	**7**	**33**	**0**	**33**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**33**	**33**	**33**
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 (revised design, increase of 37 dwellings)	33.50	**260**	**16**	**244**	**46**	**60**	**60**	**60**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**244**	**244**	**198**
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**	**23**	**7**	**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**	**0**	**3**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**7**	**7**
35 Knutsford Road, Bassingbourn	21/00759/FUL (conversion from 4 dwellings to 10 dwellings)	0.19	**6**	**0**	**6**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**6**	**0**
Land east of Highfields Road, Caldecote *	S/2510/15/OL (up to 140 dwellings) and S/4619/18/RM (66 dwellings)	102.20	**66**	**42**	**24**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**24**	**0**
Rear of 18-28 Highfields Road, Highfields Caldecote *	S/2047/16/FL (71 dwellings)	2.91	**71**	**67**	**4**	**1**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**4**	**3**
Land off Grafton Drive, Caldecote *	S/2764/16/OL (up to 58 dwellings) and S/3835/19/RM (58 dwellings)	4.31	**58**	**36**	**22**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**22**	**0**
Land off Rampton Road, Cottenham *	S/2413/17/OL (demolition of dwelling and up to 200 new dwellings), S/4116/18/VC, S/2549/19/RM (demolition of dwelling and up to 200 new dwellings) and S/2679/19/RM (duplicate, demolition of dwelling and up to 200 new dwellings)	14.19	**199**	**35**	**164**	**42**	**40**	**40**	**40**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**164**	**164**	**122**
Land at Oakington Road, Cottenham *	S/1606/16/OL (up to 126 dwellings) and S/2281/18/RM (121 dwellings)	4.68	**121**	**113**	**8**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**0**
Land north east of Rampton Road, Cottenham *	S/2876/16/OL (154 dwellings) and 21/01881/REM (140 dwellings)	17.13	**140**	**0**	**140**	**0**	**51**	**61**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**140**	**140**	**140**
Land off Potton End, Eltisley	S/3182/19/FL (12 dwellings)	0.52	**12**	**0**	**12**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**
Land adjacent to the Green House, Cootes Lane, Fen Drayton	20/01356/FUL (14 dwellings)	0.72	**14**	**0**	**14**	**0**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**14**
Land at Chrishall Road, Fowlmere	20/01209/FUL (16 dwellings)	0.85	**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**
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**	**0**	**70**	**40**	**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**	**0**	**11**	**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**	**15**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**29**	**29**
16-22 High Street & 1-4 Michael's Close, Girton	S/4302/19/FL (demolition of 6 dwellings and 15 new dwellings)	0.34	**9**	**-6**	**15**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**0**
Land adjacent to Mores Meadow, Great Shelford	S/4279/19/FL (21 dwellings)	3.55	**21**	**0**	**21**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21**	**21**	**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**	**0**	**16**	**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) and 20/02728/REM (demolition of 2 dwellings and up to 155 new dwellings)	7.44	**153**	**13**	**140**	**99**	**27**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**140**	**140**	**41**
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	S/2184/16/OL (up to 32 dwellings)	16.70	**32**	**0**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**32**	**0**
Wellcome Genome Campus, Hinxton	S/4329/18/OL (up to 1,500 dwellings)	124.20	**1,500**	**0**	**1,500**	**0**	**0**	**0**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,200**	**1,500**	**600**
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**	**0**	**55**	**0**	**0**	**22**	**33**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55**	**55**	**55**
Land south of Wheatsheaf Barn, Horseheath Road, Linton *	S/2553/16/OL (no more than 42 dwellings) and S/4418/19/RM (42 dwellings)	2.88	**42**	**8**	**34**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**34**	**0**
20 Cambridge Road, Linton	S/0163/18/FL (14 dwellings)	0.12	**14**	**0**	**14**	**0**	**0**	**14**	**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**	**-1**	**22**	**0**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**22**	**22**

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.22)	Outstanding Dwellings (net)	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: 2022 2031	Total: 2022 2041	Total in Five Year Supply: 2023 2028
East of New Road, Melbourn *	S/2791/14/OL (up to 199 dwellings) and S/2590/17/RM (199 dwellings)	10.52	199	171	28	20	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	8
Former GoCold building and former stables building, Station Yard, High Street, Meldreth	S/1502/17/FL (22 dwellings) and S/3696/19/FL (change of use of former stables building to 1 dwelling)	0.55	23	0	23	0	0	2	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23	23
Land west of Mill Road, Over *	S/2870/15/OL (up to 55 dwellings) and S/3683/17/RM (53 dwellings)	1.59	53	10	43	15	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	28
Land adjacent to Longstanton Road, Over *	S/2383/17/FL (26 dwellings) and S/4201/18/VC (revised design)	0.94	26	0	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	26
Land off Fen End, Over *	20/02477/FUL (20 dwellings)	0.96	20	6	14	3	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	11
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	10	32	0	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	0	0	10	10	10
Land at Meldreth Road, Shepreth *	S/3052/16/FL (25 dwellings) and 20/02116/CL2PD	1.19	25	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	0
Land between Haverhill Road and Hinton Way, Stapleford	20/02929/OUT (retirement care village) and 22/04303/REM (resolution to grant, 147 dwellings for older people)	24.00	147	0	147	0	0	88	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	147	147	147
18 Boxworth End, Swavesey *	S/0875/15/OL (30 dwellings) and S/2900/18/RM (30 dwellings)	1.69	30	28	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0
Land rear of 130 Middlewatch, Swavesey *	S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) and S/1896/19/RM (demolition of a dwelling and 70 new dwellings)	2.80	69	0	69	-1	0	10	20	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	69	70
Land at the corner of Capper Road and Cody Road, Waterbeach	S/3865/17/FL (16 dwellings)	0.31	16	0	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	16
Land to East of Cody Road and north of Bannold Road, Waterbeach	S/4744/18/FL (21 dwellings)	0.80	21	14	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0
Lion Works, Station Road West, Whittlesford Bridge *	S/0746/15/OL (residential development) and 21/02476/REM (appeal lodged, demolition of dwelling and 67 new dwellings)	1.17	59	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Haden Way, Willingham *	S/2456/15/OL (up to 64 dwellings) and S/4441/18/RM (61 dwellings)	2.04	61	18	43	34	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	9
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	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	26
Land at Belsar Farm, Willingham *	S/3145/16/FL (25 dwellings) & 21/00146/S73 (revised design)	1.31	25	0	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25
Small Sites (9 dwellings or less) already Under Construction at 31 March 2022	-	-	-	-	186	140	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	186	186	46
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2022	-	-	-	-	268	27	66	94	54	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268	268	241
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2022	-	-	-	-	134	0	13	34	47	27	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	134	134	134
Total Unallocated Sites with Planning Permission			4,002	579	4,011	590	589	665	645	317	214	204	204	204	204	104	4	4	4	0	0	0	0	0	0	3,632	3,952	2,430
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	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	0
Total Unallocated Sites with Resolution to Grant Planning Permission			34	0	34	0	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	0
Windfall Allowance	-	-	-	-	-	0	0	0	0	0	0	202	236	236	236	236	236	236	236	240	240	240	240	240	0	674	3,054	0
Total Unallocated Sites and Windfall Allowance			4,036	579	4,045	590	589	665	645	317	214	440	440	440	440	340	240	240	240	240	240	240	240	240	0	4,340	7,040	2,430

Figure 3: Actual and Predicted Completions 2011-2031



Five Year Supply Calculations for Greater Cambridge

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

Housing Requirement

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

> "Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:
> - the plan was adopted in the last 5 years, or
> - the strategic housing policies have been reviewed within the last 5 years and found not to need updating.
>
> In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method."

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

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

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

together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.".

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

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

Methodology

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

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 for the following reasons:

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

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

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

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. As the NPPG (updated in July 2019) continues to allow strategic policy-making authorities to deal with past under delivery over a longer period (i.e. using the Liverpool method) where a case is made as part of the plan-making and examination process, it remains appropriate to use Liverpool method for calculating the five year supply for Greater Cambridge, as this was the methodology found to be sound by the Inspectors examining the Local Plans and is therefore set out in the adopted Local Plans. There has been no material change in circumstances, in either national planning policy and guidance or within Greater Cambridge, since the adoption of the Local Plans in autumn 2018 that would result in the need to reconsider the methodology used to calculate the Councils’ five year housing land supply.

Buffer

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

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

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

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

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

48. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) therefore state that "five year housing land supply will be calculated using … a buffer of 20%". However, the NPPF (published in July 2018, February 2019 and July 2021) has changed the approach to the assessment of previous under delivery from that set out in the NPPF (published in July 2012) against which the adopted Local Plans 2018 were examined. Accordingly, the Councils consider that there has been a material change in circumstances since the adoption of the Local Plans that

results in the need to reconsider the buffer used to calculate the Councils' five year housing land supply.

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

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

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

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

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

Five Year Supply Calculations for Greater Cambridge

52. Figure 5 (below) sets out the five year housing land supply calculations for Greater Cambridge for 2023-2028, based on the adopted housing requirement, using the Liverpool methodology and applying a 5% buffer.

Figure 5: Five-Year Housing Land Supply Position for 2023-2028

Stages in Calculating the Five Year Supply / Area	**Greater Cambridge**
(a) Housing requirement 2011 to 2031	33,500
(b) Actual completions up to 31 March 2022 and predicted completions for 1 April 2022 to 31 March 2023	19,612
(c) Number of dwellings left to deliver in the plan period (= a - b)	13,888
(d) Number of years of plan period left	8
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	1,736
(f) Five year supply requirement (= e x 5)	8,680
(g) 5% buffer to be added to the five year supply requirement (= f x 0.05)	434
(h) Five year supply requirement with 5% buffer (= f + g)	9,114
(i) Number of dwellings predicted to be completed in the five year period (1 April 2023 to 31 March 2028)	11,193
(j) Five year supply (= i ÷ h x 5)	6.1

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

53. 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 and applying a 5% buffer.

Figure 6: Rolling Five Year Supply

Area / Five Year period	2024-2029	2025-2030	2026-2031	2027-2032	2028-2033
Greater Cambridge	6.3	6.2	6.0	6.0	6.0

Implications of Water Supply Issues on Five Year Supply Calculations for Greater Cambridge

54. Cambridge Water are carrying out consultation on their Water Resources Management Plan 2024 between February and May 2023, and the Councils understand that, following a series of statutory stages, the final Water Resources Management Plan 2024 will be published in late 2023.

55. The Environment Agency has recently submitted objections to several planning applications that meet the Environmental Impact Assessment thresholds to highlight that the proposed development may, through the additional demand for potable water use, increase abstraction and risk deterioration to waterbodies in the Greater Cambridge area. These note that the planning applications do not demonstrate that the potential impact on water resources and the Water Framework Directive objectives have been assessed, and appropriate mitigation considered. They advise that, in order to overcome their objection, evidence needs to be provided to either demonstrate that an adequate and sustainable water supply can be provided, or that the risks posed by the development can be mitigated or removed.

56. The Councils are working with Cambridge Water to understand the implications of the Water Resources Management Plan 2024 on future development in Greater Cambridge, and are working with the Environment Agency to resolve and overcome their objections. However, based on their current understanding, the Councils do not consider that there will be any significant implications for the delivery of sites with anticipated completions within the five year period (2023-2028), and therefore it is unlikely that there will be a material effect on their calculated five year supply taken from the housing trajectory set out in this report.

5. Conclusions

Meeting the Housing Requirement

57. The Cambridge Local Plan 2018 (adopted in October 2018) requires (in Policy 3) that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 14,199 dwellings are expected to be delivered between 2011 and 2031. Some sites allocated in the Cambridge Local Plan 2018 are no longer anticipated to deliver dwellings within the plan period (i.e. by 2031), and therefore any dwellings from those sites are not included in the expected number of dwellings to be delivered between 2011 and 2031.

58. 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 23,475 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.

59. 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 37,674 dwellings are expected to be delivered between 2011 and 2031.

Five Year Housing Land Supply

60. Both the Cambridge and South Cambridgeshire Local Plans 2018 set out that “the housing trajectories for Cambridge and South Cambridgeshire … will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). The adopted Local Plans also establish that the five year housing land supply will be calculated using the Liverpool methodology, which remains appropriate having regard to guidance in the NPPG (updated in July 2019).

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

20% buffer given the change in approach in the revised NPPF (see paragraphs 46-51 in Section 4, above). Based on paragraph 74 and footnote 41 of the NPPF (published in July 2021), the Councils consider that it is now appropriate to apply a 5% buffer to their five year housing land supply calculations.

62. Collectively for Greater Cambridge, the Councils can demonstrate a five year housing land supply. The Councils jointly have 6.1 years of housing land supply for the 2023-2028 five year period, using the adopted housing requirement, using the Liverpool methodology and applying a 5% buffer. This five year housing land supply for 2023-2028 should be used when making planning decisions from the date of publication of this report (April 2023).

Implications for Decision Making

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

64. Paragraph 11(d) and footnote 8 of the NPPF (published in July 2021) set out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and these include where the Council cannot demonstrate a five year housing land supply or where the Council's Housing Delivery Test results indicate that delivery was substantially below the housing requirement over the previous three years. On the basis of the five year supply calculations in this report and from the date of this report (April 2023), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in July 2021).

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

Lead-in Times and Build Out Rates / Patterns

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

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

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

A.4. The Housing Delivery Study 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 AECOMs 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 2022 without having been implemented. Alongside this, the Councils have calculated the number of dwellings permitted between 1 April 2018 and 31 March 2022.

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 2022 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 2022

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

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 2022

Year	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**
Number of dwellings permitted	247	199	236	282	374	239	208	262
Number of dwellings on planning permissions that have lapsed	25	11	10	20	16	26	24	35
Lapse rate	10%	6%	4%	7%	4%	11%	12%	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 9% 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 July 2021, paragraph 71) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends.

A.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 AECOMs 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 2023.

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 2022, that is published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2022), see Appendices C and D] or [Our previous assumptions on the deliverability of this site are published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2022), see Appendix C.]

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 2023.

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 2022, that is published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2022), see Appendices C and D] or [Our previous assumptions on the deliverability of this site are published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2022), see Appendix C.]

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. It is unclear exactly when the development will be started and completed as the Council has been unable to identify the landowner and therefore contact them or their agent. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (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. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

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

379-381 Milton Road, Cambridge

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

C.5. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M1). The site is allocated for 95 dwellings and employment uses. The site is also included in the Proposed Submission North East Cambridge Area Action Plan (January 2022), with an indicative capacity of 75 dwellings alongside commercial uses.

C.6. The developer (Brockton Everlast) has advised that a design team has been appointed and that they are at the early stages of looking at initial design proposals for the site (see Response 1 in Appendix D). The developer anticipates that a full planning application, including approximately 95 dwellings, will be submitted in 2024 (see Response 1 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in 2025 and that the development will be completed in 2027/2028 (see Response 1 in Appendix D).

C.7. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this site falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site is included in the Proposed Submission North East Cambridge Area Action Plan, the developer has advised that they have appointed a design team and that they are at the early stages of looking at initial design proposals for the site, the developer anticipates that a full planning application will be submitted in 2024, the developer anticipates that construction will start on the first dwelling(s) in 2025, and the developer anticipates that the development will be completed in 2027/2028. There is clear evidence that housing completions will begin on this site within five years.

BT telephone exchange and car park, Long Road, Cambridge

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

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

C.9. It is unclear exactly when the development will be started and completed as neither the landowner (Telereal Trillium) or their agent has provided a response. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

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

Willowcroft, Histon Road, Cambridge

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

C.12. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R2). The site is allocated for 78 dwellings. The site has multiple landowners and is split into four parcels.

C.13. 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.14. Full planning permission for the erection of 15 dwellings following the demolition of the existing buildings (including a dwelling) was approved in April 2015. The development was completed in 2016-2017.

149B Histon Road

C.15. The site has full planning permission for 21 dwellings following the demolition of an industrial building. At March 2022, the industrial building had been demolished and all 21 dwellings had been completed.

ATS Euromaster, 143 Histon Road

C.16. The site has been marketed as a residential development opportunity with the rebuilding of ATS at the front of the site and is under offer (see Response 3a in Appendix D). The agent (on behalf of ATS Euromaster) has advised that this site will be brought forward separately to land at 137 Histon Road, which is the other remaining undeveloped parcel within this allocation (see Response 3a in Appendix D).

C.17. The agent anticipates that a full planning application, including 40-50 dwellings, will be submitted in Q2/Q3 2023 (see Response 3a in Appendix D). The agent has advised that the prospective purchasers are undertaking assessments of the site (see Response 3a in Appendix D). The agent anticipates that, subject to achieving planning permission, construction will start on the first dwelling(s) in Q1/Q2 2024, the first dwelling(s) will be completed in Q1/Q2 2025, and the development will be completed by the end of 2025 (see Response 3a 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. This part of the undeveloped part of this allocation is approximately 60% of the remainder, and 137 Histon Road is approximately 40% of the remainder. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 25 dwellings as this is 60% of the indicative capacity of 42 dwellings for the remaining undeveloped parts of this allocation.

C.19. As the site is under offer, the Council has taken a more conservative approach to delivery on this site than anticipated by the agent to allow for the sale to be completed and a full planning application to be submitted and approved. Officers have assumed that this development will be completed in 2026-2027, which is consistent with the typical assumptions for a non-strategic site within the urban area – a lead-in time of 3 years from submission of a full planning application to first dwelling(s) completed, and a build out rate of the whole development being completed in the same year (see Appendix A).

C.20. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 agent has advised that the site is under offer, the agent anticipates that a full planning application will be submitted in Q2/Q3 2023, the agent anticipates that construction will start on the first dwelling(s) in Q1/Q2 2024, the agent anticipates that the first dwelling(s) will be completed in Q1/Q2 2025, and the agent anticipates that the development will be completed by the end of 2025. There is clear evidence that housing completions will begin on this part of the site within five years.

Murketts, 137 Histon Road

C.21. The site has recently been purchased by Cambridge Investment Partnership (see Response 3b in Appendix D). The developer (Cambridge Investment Partnership) has advised that they are looking to bring forward the site for housing within the next five years (see Response 3b in Appendix D).

C.22. 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. This part of the undeveloped part of this allocation is approximately 40% of the remainder, and 143 Histon Road is approximately 60% of the remainder. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 17 dwellings as this is 40% of the indicative capacity of 42 dwellings for the remaining undeveloped parts of this allocation.

C.23. Officers have assumed that the delivery of this site will be similar to the other undeveloped part of this allocation, where the sale of the site is under offer. Officers have assumed that this development will be completed in 2026-2027 based on the typical assumptions for a non-strategic site within the urban area – a lead-in time of 3 years from submission of a full planning application to first dwelling(s) completed, and a build out rate of the whole development being completed in the same year (see Appendix A).

C.24. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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), and the developer has advised that they are looking to bring forward the site for housing within the next five years. 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	-
Total	**70 dwellings**	**-**	**-**	**-**	**-**	**-**

C.25. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R9). The site is allocated for 43 dwellings. The Council's planning committee in August 2022 approved a full planning application 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, one new building comprising flexible commercial space (Class E) to include a creche and flexible community space (Class F.1 / F.2), hard and soft landscaping and associated access, subject to the completion of a s106 agreement.

C.26. The agent (on behalf of First Base and RPMI Railpen) has advised that they expect the s106 agreement to be completed and decision notice to be issued in early March 2023, and that discussions are already taking place with planning officers regarding the discharge of conditions (see Response 4 in Appendix D). The agent has also advised that the landowner will be the developer for this scheme (see Response 4 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in April 2024 and that the development will be completed in December 2025 (see Response 4 in Appendix D).

C.27. 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.28. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 70 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the Council has resolved to grant full planning permission for the site, the site is in the ownership of a landowner who will be the developer, the agent anticipates that construction will start on the first dwelling(s) in April 2024, and the agent anticipates that the development will be completed in December 2025. There is clear evidence that housing completions will begin on site within five years.

Police Station, Parkside, Cambridge

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

C.29. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the residue of that allocation has been carried forward into the

Cambridge Local Plan 2018 (adopted in October 2018, Site M4). The site is allocated for 50 dwellings.

C.30. A full planning permission (20/04010/FUL) for a purpose built police station containing offices, custody suite and associated facilities at Milton was approved in March 2021. The landowner (Cambridgeshire Constabulary) has advised that the site will become available once the police have been relocated to the new purpose built police station at Milton (see Response 5 in Appendix D). The landowner has also advised that archaeological investigations are being undertaken on the new site at Milton, and that following their completion further market testing will need to be undertaken to ensure the project is within budget (see Response 5 in Appendix D).

C.31. The landowner has advised that due diligence surveys for the Parkside site have been undertaken, and that a building survey, structural engineers report and utilities investigations have all been undertaken (see Response 5 in Appendix D). The landowner has also advised that the timing of the appointment of a development partner will be guided by progress on the Milton project (see Response 5 in Appendix D). The landowner anticipates that a planning application for the redevelopment of this site will be submitted in 2025, that construction will start on the first dwelling(s) in 2026, that the first dwelling(s) will be completed in 2027, and that the development will be completed in 2028 (see Response 5 in Appendix D).

C.32. There are still issues to be resolved regarding the development of this site, including confirming exactly when the site will become available, undertaking further market testing, and securing a development partner. The Council has therefore taken a conservative approach to delivery on this site and officers have assumed that construction will start on the first dwelling(s) a year later than anticipated by the developer.

C.33. 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.34. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, full planning permission has been approved for a new purpose built police station in Milton to allow the existing uses on the site to be relocated, the landowner has advised that various surveys and investigations have been undertaken, and the landowner anticipates that a planning application for the redevelopment of the site will be

submitted in 2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Ridgeons, Cromwell Road, Cambridge

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

C.35. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R12). The site is allocated for 245 dwellings. The site has full planning permission for 295 dwellings, a nursery and community facility, play equipment and landscaping. At March 2022, 123 dwellings had been completed and 172 dwellings were under construction.

C.36. The developer (Cambridge Investment Partnership) is marketing the development as Timberworks. The developer has advised that a total of 186 dwellings had been completed by 31 December 2022 and anticipates that a further 105 dwellings will be completed between 1 January and 31 March 2023 (see Response 6 in Appendix D). This results in 168 dwellings anticipated to be completed in 2022-2023. The developer anticipates that the remaining 4 dwellings will be completed by October 2023 (see Response 6 in Appendix D).

C.37. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 295 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer

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

Henry Giles House, Chesterton Road, Cambridge

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

C.38. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R4). The site is allocated for 48 dwellings. The site has multiple landowners and is split into two parcels.

C.39. 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. 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.40. It is unclear exactly when the development will be started and completed as neither the landowner (Telereal Trillium) or their agent has provided a response. The 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.41. 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.42. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) 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.43. Full planning permission (20/03843/FUL) was granted in April 2021 for extensions to Carlyle House to provide additional office space. The landowner (Longmead Capital Limited) has advised that it is their intention to retain the building as office use in the short to medium term, and therefore that they have sought to achieve vacant possession of the building in order to commence works on the extensions (see Response 7b in Appendix D). The landowner anticipates that construction will start on the extensions in summer 2023 and last approximately 12 months (see Response 7b in Appendix D). The landowner has advised that conversion of the existing building to residential use was not viable, however they have also advised that it may be viable once the extensions have been completed (see Response 7b in Appendix D).

C.44. In the planning statement submitted with the planning application for extensions to the building it refers to the site being allocated for residential development, and highlights that the proposed extensions do not preclude the site from coming forward for residential development in the future. Given that there is some uncertainty regarding whether it is viable to develop this part of the site for housing in the longer term, until this has been given further consideration, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.45. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that it is their intention to retain the building as office use in the short to medium term, and there is uncertainty regarding whether it is viable to develop this part of the site for housing in the longer term.

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.46. 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 2022, the existing dwelling had been demolished, 18 dwellings were under construction and 9 dwellings had not been started.

C.47. The housebuilder (Laragh Homes) is marketing the site as The Mews. The housebuilder has advised that no dwellings had been completed by 31 December 2022 and anticipates that the 9 affordable dwellings will be completed between 1 January and 31 March 2023 (see Response 8 in Appendix D). This results in 9 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the 18 market dwellings will be completed between April and July 2023 (see Response 8 in Appendix D).

C.48. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 26 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Laragh Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in July 2023. 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.49. 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.50. 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, the construction of a basement with mezzanine level to provide for building services, cycle parking and car parking, the refurbishment of the Flying Pig Public House, and the creation of new public realm and landscaping was allowed on appeal in March 2022. The agent (on behalf of

Railpen/Socius) has advised that they are currently discussing the implementation of this planning permission for non-residential uses with planning officers, with the intention to start on site later in 2023 (see Response 9 in Appendix D). If this alternative full planning permission for non-residential uses is implemented, this will supersede the extant planning permission for 156 dwellings. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.51. 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.52. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 and has an extant full planning permission including 156 dwellings, there is clear evidence that the intention of the landowner is to deliver the alternative planning permission for non-residential uses on this site.

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

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Site M14	mix of uses including residential	18 October 2018	-	-	-	-
08/0266/OUT	up to 331 dwellings	-	Outline	22 February 2008	15 October 2008	09 April 2010
13/1034/REM (Blocks C1, C2, D1 and F1)	137 dwellings	-	Reserved Matters	16 December 2013	9 January 2014	9 January 2014
15/1759/FUL (Blocks I1 and K1)	89 dwellings	-	Full	12 November 2015	2 November 2016	8 March 2018
Total	**226 dwellings**	**-**	**-**	**-**	**-**	**-**

C.53. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M14). The site is allocated for a mix of uses including residential, use classes A and B, and other amenities. The site had outline planning permission for the comprehensive redevelopment of the Station Road area, comprising up to 331 dwellings, 1,250 student units, Class B1a (office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, D1 (art workshop) floorspace, D1 (community room), D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either residential student or doctors surgery, and a hotel, a new multi storey cycle and car park, and new and improved private and public spaces across the blue and pink phases; however this planning permission has lapsed. Blocks C1, C2, D1 and F1 providing 137 dwellings within the pink phase were completed in 2015-2016.

C.54. Blocks I1 and K1 within the pink phase have full planning permission for the demolition of the existing buildings and the construction of two new mixed use buildings for office floorspace (Class B1), retail/cafe/restaurant floorspace (Class A1/A3) and 89 dwellings. At March 2022, 24 dwellings (building K1) had been completed and 65 dwellings (building I1) were under construction.

C.55. The housebuilder (Weston Homes) is marketing the development as Three and Four Station Square. The housebuilder has advised that a total of 88 dwellings had been completed by 31 December 2022 and anticipates that the one remaining dwelling will be completed between 1 January and 31 March 2023 (see Response 10 in Appendix D). This results in 65 dwellings anticipated to be completed in 2022-2023.

C.56. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the remaining 89 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Weston Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by March 2023. There is no evidence that the site will not be delivered within five years.

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

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R5	35 dwellings	18 October 2018	-	-	-	-
Total	**35 dwellings**	**-**	**-**	**-**	**-**	**-**

C.57. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings. The site has multiple landowners and is split into two parcels.

C.58. 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.59. 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) highlight 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.

C.60. The agent (on behalf of This Land) has advised that they are currently undertaking pre-application discussions with the Council (see Response 11a in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in March 2024, and that the development will be completed in May 2025 (see Response 11a in Appendix D).

C.61. Given that there is some uncertainty regarding whether this site can be developed for housing, 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.62. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this site is not considered deliverable or developable as, although the site is allocated in the Cambridge Local Plan 2018 and the agent has advised that pre-application discussions are being undertaken, there is some uncertainty regarding whether this site can be developed for housing.

Oil Depot

C.63. The landowner (Motor Fuel Group) has advised that the site is currently leased, and is therefore not available until 2036 (see Response 11b in Appendix D). The landowner has also advised that they have no intention of applying for planning permission until at least 2035 (see Response 11b in Appendix D).

C.64. 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.65. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this site is not considered deliverable or developable as, although the site is allocated in the Cambridge Local Plan 2018, 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.66. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings. The site has multiple landowners and is split into two parcels.

C.67. 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.68. The agent (on behalf of GCR CamProp Ten Ltd) has advised that the landowner has recently secured planning permission for the rationalisation and enhancement of the existing commercial uses on the site (see Response 12a in Appendix D). The agent has also advised that the landowner does not intend to deliver housing on their part of the site (see Response 12a in Appendix D). The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.69. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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 does not intend to deliver housing on this part of the site.

Telephone Exchange, Coleridge Road

C.70. It is unclear exactly when the development will be started and completed as neither the landowner (Telereal Trillium) or their agent has provided a response. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.71. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), 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 or their agent to understand their intentions regarding the delivery of residential development on this site.

Mill Road Depot, Mill Road, Cambridge

C.72. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R10) for 167 dwellings. The site has detailed planning permission for phase 1: 186 dwellings, floorspace for Use Class B1 (Business) or D1 (Non-Residential Institutions) in the alternative, and open space. The site has full planning permission for phase 2: 49 affordable dwellings, a community centre and ancillary office and meeting rooms, and change of use of Gate House to commercial uses (Use Classes A1/A2/A3/B1/D1 in the alternative) on the ground floor with an affordable dwelling on the first floor, and open space. At March 2022, 191 dwellings had been completed and 45 dwellings were under construction.

C.73. The developer (Cambridge Investment Partnership) has advised that at 31 January 2023 the development had been completed (see Response 13 in Appendix D).

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

C.75. 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 14 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 14 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 14 in Appendix D).

C.76. 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.77. 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.78. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site is likely to become available in the next 5-10 years 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.79. 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.80. The landowner (Cambridgeshire County Council) has advised that they are reviewing the operational requirements of this site as part of the project to release this site for development (see Response 15 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 15 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 15 in Appendix D).

C.81. 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.82. 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.83. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that they are reviewing the operational requirements of this site as part of the project to release this site for development, 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.

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

C.85. 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.86. 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 16a in Appendix D).

C.87. The agent has advised that USS have selected a development advisor, but that USS will be the developer (see Response 16a in Appendix D). The agent has also advised that the development advisor is looking at the viability of a comprehensive redevelopment of the site, and that a site assessment is being undertaken (see Response 16a in Appendix D). The agent anticipates that a

planning application will be submitted in 2024/2025 (see Response 16a in Appendix D).

C.88. The agent has advised that USS remain supportive of the site being allocated for comprehensive mixed use development and that it is anticipated that 200-550 dwellings could be accommodated (see Response 16a in Appendix D). The agent anticipates a build out rate of circa 100 dwellings per year (see Response 16a in Appendix D). The agent anticipates that the site will become available in 2027/2028 (see Response 16a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in 2027/2028, that the first dwelling(s) will be completed in 2027/2028, and that the whole development will be completed in 2032/2033 (see Response 16a in Appendix D).

C.89. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of up to 550 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 65% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide up to 360 dwellings as this is 65% of the indicative capacity of up to 550 dwellings.

C.90. Although the agent has advised that a site assessment is underway and that USS have appointed a development advisor, an SPD for the area has not yet been drafted and the agent has advised that the first phase of the site will not be available until 2027/2028. 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. Officers have used the typical assumptions for a strategic site of 200-499 dwellings to anticipate the delivery timetable for this site, therefore a lead-in time of 6 years from submission of an outline planning application to first dwelling(s) completed, and a build out rate of up to 50 dwellings a year (see Appendix A).

C.91. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) 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 2024/2025, the agent anticipates that construction will start on the first dwelling(s) in 2027/2028, and the agent anticipates that the first

dwelling(s) will be completed in 2027/2028. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Court

C.92. 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 16b 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.93. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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.94. This part of the site is owned by the Royal Mail Group. It is unclear what the intentions are of the landowner in relation to the delivery of housing on this part of the site as neither they or their agent have not provided a response. 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.95. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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 or their agent to understand their intentions regarding the delivery of residential development on this site.

Unit 2, Clifton Way

C.96. 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 16d 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 or elsewhere within a redeveloped Cambridge Leisure site (see Response 16d in Appendix D).

C.97. The landowner has also advised that the site has the potential to become available for redevelopment from February 2026, as this is the first break opportunity in the lease agreement with the current tenant (see Response 16d in Appendix D). The landowner has advised that as the project is still at feasibility stage, no delivery programme has been established yet; however, the landowner anticipates that a planning application could be submitted in 2024, that construction could start on site in summer 2026, and that the development could be completed in summer 2028 (see Response 16d in Appendix D). As there is a degree of uncertainty regarding the delivery timetable for the redevelopment of the Cambridge Leisure site, and also whether this part of the site will include residential development, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.98. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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 limited evidence from the landowner regarding the delivery of residential development on this 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.99. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses.

C.100. 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 17 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 17 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 17 in Appendix D). The agent anticipates that the site will become available before 2031 (see Response 17 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 17 in Appendix D).

C.101. 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.102. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has 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	-	-	-	-
Total	**75 dwellings**	**-**	**-**	**-**	**-**	**-**

C.103. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings. The site has multiple landowners and is split into five parcels.

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, 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.105. Cambridge City Council own 636-656 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. The developer (Greater Cambridge Housing Development Agency, on behalf of Cambridge City Council, Cambridge Investment Partnership and Cambridgeshire County Council) has advised that their latest proposal includes 131 new dwellings, a library, a pre-school, commercial units and the re-provision of the community centre (see Response 18a in Appendix D). The developer has also advised that the bowls club, pavilion, and tennis courts will be re-provided off site to offset the loss of the Multi-Use Games Area (see Response 18a in Appendix D). The developer has advised that their latest proposals include: phase 1 – 59 dwellings on the bowls club parcel (which is outside of the allocation boundary), and phase 2 – 61 dwellings on 636-656 Newmarket Road and local centre parcel (part of which is outside of the allocation boundary), and 11 dwellings on the East Barnwell Community Centre parcel (see Response 18a in Appendix D).

C.106. The developer has advised that pre-application discussions are underway with the Council, and anticipates that a planning application will be submitted in summer 2023 (see Response 18a in Appendix D). The developer anticipates that phase 1 of the development will be completed in summer 2025 (see Response 18a in Appendix D). The developer anticipates that phase 2 of the development will be completed in summer 2027 (see Response 18a in Appendix D).

C.107. The developer has advised that they are in discussions with Christ the Redeemer Church, who own the area of the allocation between 636-656 Newmarket Road and East Barnwell Community Centre, but that they are not part of the latest proposals (see Response 18a in Appendix D). The developer

has also advised that they understand that Cambridge Spiritualist Centre, who own the area of the allocation to the east of East Barnwell Community Centre, do not intend to participate in the redevelopment (see Response 18a in Appendix D).

C.108. 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 46% 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 35 new dwellings as this is 46% of the indicative capacity of 75 new dwellings. There are 12 existing flats at 636-656 Newmarket Road, and therefore the Council has assumed that together the redevelopment of 636-656 Newmarket Road and East Barnwell Community Centre will result in 23 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 and allowing time for the re-housing of the existing residents into phase 1 of the development.

C.109. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 developer has advised that pre-application discussions are underway, the developer has advised that a planning application will be submitted in summer 2023, and the developer anticipates that the development will be completed in summer 2027. 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.110. It is unclear what the intentions are of the landowner (The Churches Trust) in relation to the delivery of housing on this part of the site as they have not provided a response. The developer of the parcels either side of this part of the site has advised that they are in discussions with The Churches Trust, but that they are not part of the proposals being considered (see Response 18a 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.111. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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 or their agent to understand their intentions regarding the delivery of residential development on this site.

1-6 The Green, Newmarket Road

C.112. The site has full planning permission (19/1048/FUL) for the change of use of the land for the siting of 5 temporary homes to provide accommodation for homeless people together with 1 temporary home for a warden/key worker. A condition on the planning permission requires the use to cease three years after first occupation. The homes were first occupied in June 2020. As these homes have only been permitted for a temporary period, they have not been included in this housing trajectory.

Cambridge Spiritualist Centre, Newmarket Road

C.113. The landowner (Cambridge Spiritualist Centre) has advised that they have no plans to redevelop this part of the site (see Response 18c in Appendix D). As the landowner has advised that there are no plans to make this part of the site available, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.114. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Cambridge Spiritualist Centre) is not considered deliverable or developable as, although the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that they have no plans to redevelop this site.

315-349 Mill Road and Brookfields, Cambridge

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

C.115. 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.116. 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 also previously advised that One Public Estate funding had been secured to support further progress of option development and appraisal, and that that work would commence in 2022-2023. 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 yet known.

C.117. As the site is still being used for health care uses, and the landowner is undertaking feasibility studies and 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.118. 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.119. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner previously advised that they are undertaking some feasibility studies, the landowner previously advised that One Public Estate funding had been secured to support further progress of option development and appraisal, and the landowner previously advised 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.120. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site U3). The site is allocated for 120 student rooms. The site has full planning permission for the demolition of existing buildings/structures (including a bungalow) and the erection of college accommodation, which was approved in March 2022. The new college accommodation is in the form of 39 townhouses and ‘family’ houses. The planning application covers a larger site than the allocation in the Cambridge Local Plan 2018. At March 2022, no construction had started on site.

C.121. The agent (on behalf of St Johns College) has advised demolition of the existing buildings, site clearance and archaeology works were undertaken in summer 2022, and that construction has started on the first dwelling(s) (see Response 20 in Appendix D). The agent anticipates that the development will be completed in June 2024 (see Response 20 in Appendix D).

C.122. 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.123. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 38 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the agent has advised that construction started on site in summer 2022, and the agent anticipates the development will be completed in June 2024. There is no evidence that the site will not be delivered within five years.

Orchard Park

C.124. 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.125. 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.126. The site has full planning permission (20/03802/FUL) for 75 dwellings. The developer (Cambridge Investment Partnership) has advised that construction started on site in December 2021, and that construction has started on the first dwelling(s) (see Response 21 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in December 2023 and that the development will be completed in February 2024 (see Response 21 in Appendix D).

C.127. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 75 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full

planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer has advised that 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.128. The site has full planning permission (S/4191/19/FL) for 80 dwellings, which was approved in August 2020. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2022, all 80 dwellings had not been started.

C.129. The agent (on behalf of Marchingdale Developments Limited) has advised that they are awaiting the discharge of pre-commencement conditions, and that delays in receiving planning decisions alongside the wider economic conditions that have resulted in an increase in build costs are making the development unlikely to be viable at this time (see Response 22 in Appendix D). The agent has also advised that the landowner is reviewing the possibilities for the development, and as such are awaiting a decision on a variation of conditions application (22/03407/S73) to remove the basement parking to make the scheme viable (see Response 22 in Appendix D).

C.130. The agent anticipates that the development will be completed within 14 months of starting on site but has advised that the start on site is dependent on resolving the outstanding planning issues, appointing a contractor and confirming that the development is viable (see Response 22 in Appendix D). Officers are working with the agent to ensure that all the pre-commencement conditions can be discharged and that a decision can be made on the variation of conditions application. The agent anticipates that the development will be completed in 2024-2025 (see Response 22 in Appendix D).

C.131. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 80 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, discharge of conditions applications are being considered by the Council, a variation of conditions application to remove the basement parking to make the scheme viable is being considered by the Council, and the agent anticipates that the development will be completed in 2024-2025. There is no evidence that the site will not be delivered within five years.

Allocations on the Cambridge Fringe

C.132. 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.133. 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.134. Outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace (Classes B1(b), D1 and sui generis research uses), retail floorspace (Use Classes A1 to A5), senior living (Class C2), community centre, indoor sports provision, police, health care, primary school, nurseries (Class D1), hotel, energy centre, and open spaces was approved in February 2013.

C.135. Phase 1 was anticipated to provide the following residential uses: 700 dwellings for University and College staff, 450 market homes and 325 post graduate student rooms.

C.136. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge) and lot 5 (325 student bed spaces in Cambridge) have been completed.

C.137. 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	Total completions
1	117	Cambridge	0	117	0	0	0	0	117
2	264	Cambridge	0	0	264	0	0	0	264
3	232	Cambridge	0	232	0	0	0	0	232
8	73	Cambridge	73	0	0	0	0	0	73
S3	186	Cambridge	0	0	0	0	0	0	0
M1 & M2	121	Cambridge	0	3	109	7	2	0	121
M1 & M2	128	South Cambridgeshire	0	1	36	15	33	0	85
M3	106	Cambridge	0	0	0	0	0	0	0
Total	**-**	**-**	**73**	**353**	**409**	**22**	**35**	**0**	**892**

C.138. **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 2022, all 121 dwellings had been completed in Cambridge, 85 dwellings had been completed in South Cambridgeshire, 27 dwellings were under construction in South Cambridgeshire, and 16 dwellings had not been started in South Cambridgeshire.

C.139. The housebuilder (Hill) is marketing the development as Knights Park. The housebuilder has advised that a total of 213 dwellings had been completed by 31 December 2022 and anticipates that a further 5 dwellings will be completed between 1 January and 31 March 2023 (see Response 23a in Appendix D). This results in 12 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that lots M1 & M2 will be completed in November 2023 (see Response 23a in Appendix D).

C.140. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 November 2023. There is no evidence that lots M1 & M2 will not be delivered within five years.

C.141. **Lot S3** (18/1195/REM) has detailed planning permission for 186 dwellings, and all dwellings are within Cambridge. At March 2022, all 186 dwellings were under construction. The housebuilder (Hill) is marketing the development as Rubicon. At 18 March 2023, site visit data records that 30 dwellings in block E, 36 dwellings in block D and 38 dwellings in block C had been completed, and that 38 dwellings in block B and 44 dwellings in block A were under construction but nearing completion. This results in 104 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that lot S3 will be completed in July 2023 (see Response 23b in Appendix D).

C.142. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 186 dwellings on lot S3 fall within part (a) of the definition of deliverable. This lot is considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), the lot is under construction, and the housebuilder anticipates that lot S3 will be completed in July 2023. There is no evidence that lot S3 will not be delivered within five years.

C.143. **Lot M3** (17/0285/REM) has detailed planning permission for 106 dwellings and commercial space (use class D1), and all dwellings are within Cambridge. A

material start has been made on site and therefore the planning permission remains extant. The housebuilder (Hill) previously anticipated that this lot would be completed in 2025-2026.

C.144. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 106 dwellings on lot M3 fall within part (a) of the definition of deliverable. This lot is considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), a material start has been made on site, and the housebuilder previously anticipated that the lot would be completed in 2025-2026. There is no evidence that lot M3 will not be delivered within five years.

C.145. **Lots S1 & S2** (21/04036/REM) have detailed planning permission for 373 dwellings, which was approved in October 2022, and all dwellings are within South Cambridgeshire. 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.146. It is unclear exactly when the development will be started and completed as the agent (on behalf of Present Made) has not provided a response. However, the phasing plan (21/04036/COND15) agreed in December 2022 sets out that construction will start on the first dwelling(s) in Q2 2023, that the dwellings in lot S1 will be completed in Q3 2024, and that the dwellings in lot S2 will be completed in Q3 2025. The Council understands that modern methods of construction, in the form of modular units, will be used to deliver the proposed dwellings on these lots.

C.147. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 373 dwellings on lots S1 & S2 fall within part (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 phasing plan sets out that construction will start on the first dwelling(s) in Q2 2023, and the phasing plan sets out that these lots will be completed in Q3 2025. There is no evidence that lots S1 & S2 will not be delivered within five years.

C.148. **Lot 4** (22/01168/REM) has detailed planning permission for 88 dwellings, which was approved in June 2022, and all dwellings are within South Cambridgeshire. 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.149. It is unclear exactly when the development will be started and completed as the housebuilder (Hill) has not provided a response. However, the housebuilder

previously anticipated that the first dwelling(s) would be completed in May 2024, and that the lot would be completed in October 2024.

C.150. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 88 dwellings on lot 4 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), the housebuilder previously anticipated that the first dwelling(s) would be completed in May 2024, and the housebuilder previously anticipated that the lot would be completed in October 2024. There is no evidence that lot M3 will not be delivered within five years.

C.151. The Councils' Joint Development Control Committee in April 2023 approved a reserved matters planning application for 160 dwellings (22/04989/REM, with all dwellings within Cambridge) on **Lots M4 & M5**. The agent (on behalf of Durkan / Latimer) has advised that the University of Cambridge have conditionally contracted the sale of these lots to Durkan / Latimer Joint Venture (see Response 23f in Appendix D).

C.152. The agent has advised that the location of lots M4 & M5 is away from the already developed parts of the Eddington development, and therefore that a new haul road, access roads, and supporting infrastructure will need to be constructed prior to starting construction on the dwellings (see Response 23f in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q2 2024, that the first dwelling(s) will be completed in Q3 2025, and that these lots will be completed in 2028 (see Response 23f in Appendix D).

C.153. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 160 dwellings on lots M4 & M5 fall within part (b) of the definition of deliverable. These lots are considered deliverable as: the lots have outline planning permission, the Councils' Joint Development Control Committee in April 2023 approved a reserved matters application for these lots, the University have conditionally contracted the sale of these lots to a developer (Durkan / Latimer Joint Venture), the agent anticipates that construction will start on the first dwelling(s) in Q2 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 clear evidence that housing completions will begin on lots M4 & M5 within five years.

C.154. The **remainder** of the site has outline planning permission, which was approved in February 2013. A condition on each of the outline planning permissions allows the landowner ten years for the submission of all reserved matters planning application(s) for housing (with the exception of any student

accommodation that falls within Use Class C2); therefore all reserved matters planning applications for housing needed to be submitted by February 2023.

C.155. The landowner (University of Cambridge) has advised that phase 1 of the development has been delivered through the outline planning permissions approved in February 2013, but that they plan to bring forward new outline planning applications for phases 2 and 3 (see Response 23g in Appendix D). The landowner has also advised that the scope of the new outline planning applications will depend on the policy direction for North West Cambridge included in the new Greater Cambridge Local Plan and the extent to which housing densification is supported (see Response 23g in Appendix D). The landowner has advised that they have undertaken a study to demonstrate that the existing outline planning permission parameters can accommodate the scale, massing, quantum, infrastructure, open space, and place making requirements of a densified scheme providing an uplift of approximately 1,500 dwellings, with potential for more (see Response 23g in Appendix D). The landowner has also advised that prior to the commencement of preparation of new outline planning applications business case approval will be required from the University governance bodies, and that as part of that business case will depend on compliance with planning policy, they will therefore need some certainty that the uplift in housing provision at North West Cambridge will be supported in the new Greater Cambridge Local Plan (see Response 23g in Appendix D).

C.156. The landowner anticipates that the first dwelling(s) on phases 2a-2c and 3 will be completed in 2030, and that these phases (including the additional dwellings through densification) will be completed in 2036 (see Response 23g 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 23g in Appendix D). The landowner anticipates that between 233 and 631 dwellings will be completed each year (see Response 23g in Appendix D).

C.157. 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.158. 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 2a-2c 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.159. 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.160. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the remainder of this site is considered developable as: the site is allocated in the North West Cambridge Area Action Plan, the Councils have set out a preferred approach for the delivery of this site in the Greater Cambridge Local Plan – First Proposals (November 2021), and the landowner has advised that they plan to bring forward new outline planning applications. 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.161. 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.162. 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.163. 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.164. The site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013. **Parcel BDW1** (16/0208/REM, 173 dwellings) has been completed.

C.165. 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	Total completions
BDW1	173	15	100	58	0	173
Local Centre	114	0	0	45	0	45
Total	**-**	**15**	**100**	**103**	**0**	**218**

C.166. The **Local Centre** (15/1670/REM) has detailed planning permission for 114 dwellings, library, community rooms, health centres and retail units. At March 2022, 45 dwellings had been completed and 69 dwellings were under construction. At 18 March 2023, site visit data records that the 55 dwellings in the courtyard had been completed, but that the 59 dwellings with the library and retail units were still under construction. This results in 10 dwellings anticipated to be completed in 2022-2023.

C.167. 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 March 2023, the housebuilder advised that the retail units and library will be completed by July 2023. Officers have assumed that the remaining 59 dwellings will be completed in 2023-2024.

C.168. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 114 dwellings on the Local Centre fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcel is under construction, and the housebuilder anticipates that the remaining buildings will be completed by July 2023. There is no evidence that this parcel will not be delivered within five years.

C.169. **Parcels BDW5 & BDW6** (21/03619/REM) have detailed planning permission for 410 dwellings, allotments and public open space, which was approved in December 2021. At March 2022, all 410 dwellings had not been started.

C.170. The housebuilder (Barratts / David Wilson Homes) is marketing the development as Franklin Gardens. 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 construction started on parcels BDW5 & BDW6 in summer 2022, that the first legal completions are expected on parcels BDW5 & BDW6 in June 2023, and that Darwin Green 1 would be completed by January 2032. 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 parcels BDW5 & BDW6 will be completed in 2031-2032.

C.171. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 410 dwellings on parcels BDW5 & BDW6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable 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 first dwelling(s) will be completed in June 2023. There is no evidence that the majority of dwellings on parcels BDW5 & BDW6 will not be delivered within five years.

C.172. **Parcel BDW2** (21/04431/REM) has detailed planning permission for 323 dwellings and public open space, which was approved in July 2022. The housebuilder (Barratts / David Wilson Homes) has advised that construction has started on the first dwelling(s) (see Response 24c in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in April 2023 and that this parcel will be completed in 2027 (see Response 24c in Appendix D).

C.173. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 323 dwellings on parcel BDW2 fall within part (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), the housebuilder anticipates that the first dwelling(s) will be completed in April 2023, and the housebuilder anticipates that this parcel will be completed in 2027. There is no evidence that parcel BDW2 will not be delivered within five years.

C.174. **Parcel BDW3** has outline planning permission. The Councils' Joint Development Control Committee in April 2023 approved a reserved matters planning application (21/05434/REM) for 210 dwellings and public open space. 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 (Barratts / David Wilson Homes) advised that they expected construction to start on parcel BDW3 in early 2026. The housebuilder also advised that Darwin Green 1 would be completed by January 2032. 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 2027-2028 and 2031-2032.

C.175. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 210 dwellings on parcel BDW3 fall within part (b) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel is allocated in the Cambridge Local Plan 2018, the parcel has outline planning permission, the Councils' Joint Development Control Committee in April 2023 approved a reserved matters planning application for this parcel, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the housebuilder anticipates that construction will start on this parcel in early 2026. There is clear evidence that housing completions will begin on parcel BDW3 within five years.

C.176. **Parcel BDW4** (21/05433/REM) has detailed planning permission for 342 dwellings and public open space, which was approved in December 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 for that phase. The housebuilder (Barratts / David Wilson Homes) anticipates that construction will start on the first dwelling(s) in November 2023, that the first dwelling(s) will be completed in November 2024,

and that the parcel BDW4 will be completed in December 2029 (see Response 24e in Appendix D).

C.177. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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 anticipates that construction will start on the first dwelling(s) in November 2023, the housebuilder anticipates that the first dwelling(s) will be completed in November 2024, and the housebuilder anticipates that the parcel will be completed in December 2029. There is no evidence that the majority of parcel BDW4 will not be delivered within five years.

NIAB 2 & 3 (Darwin Green 2 & 3)

C.178. 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.179. 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 and is being considered by the Council. The agent (on behalf of Barratts / David Wilson Homes) anticipates that the outline planning application will be considered by the Councils' Joint Development Control Committee at one of the meetings between March and July 2023, that the s106 agreement will be completed and executed in the 12 months following the resolution to grant planning permission, and that the formal decision notice will be issued by June 2024 (see Response 25 in Appendix D).

C.180. A Planning Performance Agreement (PPA) was agreed in November 2021 between the Council and Barratts / David Wilson Homes for the outline planning application process. The PPA sets out requirements and timescales for engagement, consideration and determination of the outline planning application. The agreement is effective for the period up to the determination of the outline planning application and in respect of reserved matters applications for strategic engineering and landscaping, and the discharge of any conditions and obligations and non-material amendments attached to that approval.

C.181. The agent anticipates that a reserved matters planning application(s) for initial infrastructure will be submitted in June 2024, that construction will start on this

infrastructure in June 2025, and that the first phase of infrastructure will be completed in June 2026 (see Response 25 in Appendix D). The agent anticipates that a reserved matters planning application for the first phase of dwellings will also be submitted in June 2024, and that this phase will accommodate 250 dwellings (see Response 25 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in this first phase in June 2025, that the first dwelling(s) will be completed in June 2026, and that this first phase of dwellings will be completed in June 2028 (see Response 25 in Appendix D).

C.182. The agent anticipates that the dwellings on this development will be delivered in 4 phases, with each phase being 250 dwellings (see Response 25 in Appendix D). The agent anticipates that 100-150 dwellings will be completed each year, and that there will be 1-4 sales outlets (see Response 25 in Appendix D).

C.183. The agent anticipates that a reserved matters planning application for the second phase of dwellings will be submitted in December 2024, that construction will start on the first dwelling(s) in this second phase in December 2025, that the first dwelling(s) will be completed in December 2027, and that this second phase of dwellings will be completed in December 2029 (see Response 25 in Appendix D). The agent anticipates that a reserved matters planning application for the third phase of dwellings will be submitted in June 2025, that construction will start on the first dwelling(s) in this third phase in June 2026, that the first dwelling(s) will be completed in June 2028, and that this third phase of dwellings will be completed in June 2030 (see Response 25 in Appendix D). The agent anticipates that a reserved matters planning application for the final (fourth) phase of dwellings will be submitted in December 2025, that construction will start on the first dwelling(s) in this final phase in December 2026, that the first dwelling(s) will be completed in December 2028, and that this final phase of dwellings will be completed in December 2030 (see Response 25 in Appendix D).

C.184. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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,
- a Planning Performance Agreement (PPA) was agreed in November 2021 between the Council and Barratts / David Wilson Homes for the outline planning application process,
- an outline planning application was submitted in May 2022 and is being considered by the Council,

- the site is in the ownership of a housebuilder (Barratts / David Wilson Homes),
- the agent anticipates that a reserved matters application for initial infrastructure works will be submitted in June 2024, and that construction of this first phase of infrastructure will be completed in June 2026,
- the agent anticipates that a reserved matters application for the first phase of 250 dwellings will be submitted in June 2024,
- the agent anticipates that construction will start on the first dwelling(s) in the first phase in June 2025, that the first dwelling(s) will be completed by June 2026, and that the first phase will be completed in June 2028, and
- the agent anticipates that reserved matters applications for each of the three subsequent phases of dwellings will be submitted at six month intervals from December 2024, that construction will start on the first dwelling(s) a year after submission of the planning application, and that the first dwelling(s) will be completed two years after the first dwelling(s) are under construction.

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

Cambridge East

C.185. 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.186. 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.187. 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.188. 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.189. 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	Total completions
1a	239	62	81	143
1b	308	0	3	3
2	421	0	0	0
Total	**-**	**62**	**84**	**146**

C.190. **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square'. At March 2022, our monitoring recorded 143 dwellings had been completed, 60 dwellings were under construction and 36 dwellings had not been started.

C.191. The developer (Hill Marshall LLP) has advised that a total of 156 dwellings had been completed by 31 December 2022 and anticipates that a further 4 dwellings will be completed between 1 January and 31 March 2023 (see Response 26a in Appendix D). This results in 17 dwellings anticipated to be completed in 2022-2023. The developer anticipates that phase 1a will be completed in 2027 (see Response 26a in Appendix D).

C.192. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 239 dwellings on Phase 1a fall within part (a) of the definition of deliverable. Phase 1a is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a developer (Hill Marshall LLP), the phase is under construction, and the developer anticipates

that the phase will be completed in 2027. There is no evidence that Phase 1a will not be delivered within five years.

C.193. **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 2022, our monitoring recorded 3 dwellings had been completed, 84 dwellings were under construction and 221 dwellings had not been started. The developer (Hill Marshall LLP) has advised that a total of 35 dwellings had been completed by 31 December 2022 and anticipates that a further 9 dwellings will be completed between 1 January and 31 March 2023 (see Response 26b in Appendix D). This results in 41 dwellings anticipated to be completed in 2022-2023. The developer anticipates that this phase will be completed in 2027-2028 (see Response 26b in Appendix D).

C.194. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 308 dwellings on Phase 1b fall within part (a) of the definition of deliverable. Phase 1b is considered deliverable 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.195. **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings and open space. At March 2022, all 421 dwellings had not been started. The developer (Hill Marshall LLP) has advised that construction has started on the first dwellings (see Response 26c in Appendix D). The developer anticipates that the first 7 dwellings will be completed in Q1 2023 (see Response 26c in Appendix D). This results in 7 dwellings anticipated to be completed in 2022-2023. The developer anticipates that this phase will be completed in 2027-2028 (see Response 26c in Appendix D).

C.196. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 421 dwellings on Phase 2 fall within part (a) of the definition of deliverable. Phase 2 is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a developer (Hill Marshall LLP), the developer has advised that construction has started on the first dwellings, 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.197. The **remainder** of the site (Phase 3, approximately 332 dwellings) has outline planning permission, which was approved in November 2016. A condition on the outline planning permission allows the landowner twelve years for the submission of all reserved matters planning applications; therefore all reserved

matters planning applications would need to be submitted by November 2028. A request for a screening opinion (22/05006/SCRE) for development of 600 dwellings – an uplift of 268 dwellings compared to the outline planning permission – was submitted in November 2022, and the Council responded in December 2022 with a letter and completed EIA Screening Matrix stating that an Environmental Impact Assessment should be undertaken and an Environmental Statement should be submitted with the planning application. A further request for a screening opinion (23/01255/SCRE) for an uplift of 150 dwellings compared to the outline planning permission was submitted in March 2023, and is being considered by the Council.

C.198. The developer (Hill Marshall LLP) has advised that initial pre-application discussions have been undertaken with the Council for circa 430 dwellings on Phase 3 (see Response 26d in Appendix D), which is approximately 100 dwellings more than permitted by the outline planning permission. The developer has advised that discussions with the Council are ongoing, but that they are targeting submission of a planning application in Q2 2023 (see Response 26d in Appendix D). The developer has also advised that, until further planning progress has been made and the timings of clearance of the brownfield elements of the phase are established, the programme for the delivery of this phase is unknown (see Response 26d in Appendix D).

C.199. Officers anticipate that the developer will submit a reserved matters application for 332 dwellings and a separate full planning application for any uplift in dwellings, as set out by the developer in their request for a screening opinion. The principle of residential development on Phase 3 has been agreed through the outline planning permission. The outline planning permission is for approximately 1,300 dwellings, and reserved matters planning permissions have been approved for 968 dwellings. Therefore, for the purposes of this housing trajectory, and until a detailed planning permission(s) is granted for Phase 3, the Council is only relying on Phase 3 to provide 332 dwellings.

C.200. The Councils' typical assumptions for strategic sites are 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. This suggests that it takes 2 years from the approval of a reserved matters application to the first dwelling(s) being completed. However, for the three phases with reserved matters permission at Marleigh, the applications were approved 6-7 months after being submitted, and the first completions on each site were or are anticipated to be 1-1.5 years after approval of the reserved matters permission, therefore the first dwelling(s) completed were or are anticipated to be 1.5-2 years from submission of the reserved matters. Officers have assumed that build out rates for the remainder of the development will be such that this development as a whole continues to

deliver around 175 dwellings a year, as anticipated by the developer for the phases delivering within the next few years, before then tailing off towards the end of the build. Officers have therefore anticipated that the first dwelling(s) to be completed on the reserved matters permission for this final phase will be in 2026-2027, which is a more conservative approach to delivery for this final phase as the first dwelling(s) to be completed would be 3-3.5 years from when the developer anticipates that the planning application will be submitted.

C.201. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the approximately 332 dwellings on phase 3 fall within part (b) of the definition of deliverable. This site 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),
- the developer has advised that initial pre-application discussions have been undertaken with the Council, and
- the developer has advised that they are targeting submission of a planning application in Q2 2023.

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	351 dwellings	-	Reserved matters	1 December 2022	5 April 2023	-
Total	**1,200 dwellings**	**-**	**-**	**-**	**-**	**-**

C.202. 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.203. Outline planning permissions for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments were approved in December 2020. Conditions on the planning permissions allow the landowner up to eight years for the submission of all reserved matters planning applications.

C.204. The agent (on behalf of Bellway Homes and Latimer) has advised that the Site Wide Design Code has been approved and that the vast majority of the pre-commencement conditions have been discharged (see Response 27 in Appendix D). 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. The agent has advised that the sales and marketing arena is currently being built (see Response 27 in Appendix D).

C.205. Detailed planning applications (22/03137/REM and 22/03140/REM) for infrastructure works, including internal roads, pumping station, cycleways and pedestrian routes, landscaping and drainage were approved by the Councils' Joint Development Control Committee in March 2023. The agent has advised that they intend to discharge any conditions relating to these permissions as a matter of urgency to enable construction to start on site (see Response 27 in Appendix D). The agent anticipates that the first phase of infrastructure will be completed in December 2023 (see Response 27 in Appendix D).

C.206. The agent has advised that the development is a joint venture partnership between Bellway Homes and Latimer, and that they will deliver the whole development (see Response 27 in Appendix D). The Councils' Joint Development Control Committee in April 2023 approved reserved matters planning applications for the first phase of 351 dwellings. The agent has advised that approximately 150 dwellings are in Cambridge and 201 dwellings are in South Cambridgeshire (see Response 27 in Appendix D). The agent anticipates that, subject to approval of planning permission, construction will start on the first dwelling(s) in April/May 2023, that the first dwelling(s) will be completed by March 2024, and that this first phase will be completed in late 2026 (see Response 27 in Appendix D). The agent has advised that delivery of this phase of housing will start on the south side of the primary road (see

Response 26 in Appendix D). The agent anticipates that a reserved matters application for the second phase of dwellings will be submitted in late summer 2023, that construction will start on the first dwelling(s) in late 2025, and that the first dwelling(s) will be completed in summer 2026 (see Response 27 in Appendix D). The agent anticipates that the whole development will be completed in 2032 (see Response 27 in Appendix D).

C.207. The information on anticipated completions provided by the agent 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. Officers have rounded each year to the nearest 5 dwellings. The housing trajectory uses the converted anticipated completions. For the 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. Approximately 20 dwellings within this first phase cannot be completed until the marketing suite building and show homes are no longer needed. Officers have therefore assumed that for the first phase of 351 dwellings that all dwellings will be completed in Cambridge before any dwellings are delivered in South Cambridgeshire, and that 20 dwellings within South Cambridgeshire will not be completed until the end of the development when the marketing suite and show homes are no longer needed. The phasing strategy (18/0481/COND8 and S/1231/18/COND8) agreed in November 2022 shows that the initial phases will be in Cambridge and that the remaining dwellings in South Cambridgeshire will be in the final phases of dwellings to be delivered. Officers have therefore attributed the converted anticipated completions to Cambridge and South Cambridgeshire based on this phasing.

C.208. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 1,200 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the site is in the ownership of a housebuilder (Bellway Homes and Latimer),
- the agent has advised that the Site Wide Design Code has been approved and that the vast majority of pre-commencement conditions have been discharged,
- detailed planning permissions have been approved for a marketing suite building and 9 show homes, and the agent has advised that they are currently under construction,
- detailed planning applications for infrastructure works were approved by the Councils' Joint Development Control Committee in March 2023,

- the agent anticipates that the first phase of infrastructure will be completed in December 2023,
- the Councils' Joint Development Control Committee in April 2023 approved reserved matters planning applications for the first phase of 351 dwellings,
- the agent anticipates that construction will start on the first dwelling(s) in the first phase in April/May 2023, that the first dwelling(s) will be completed by March 2024, and that the first phase will be completed in late 2026, and
- the agent anticipates that a reserved matters application for the second phase of dwellings will be submitted in late summer 2023, that construction will start on the first dwelling(s) in late 2025, and that the first dwelling(s) will be completed in summer 2026.

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

Trumpington Meadows

C.209. 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 permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009.

C.210. **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.211. 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	Total completions
1-5	324	Cambridge	2	137	141	32	0	0	0	0	0	0	0	312
1-5	29	South Cambridgeshire	0	0	0	29	0	0	0	0	0	0	0	29
6	39	Cambridge	0	0	0	6	33	0	0	0	0	0	0	39
7	86	Cambridge	0	0	0	0	65	21	0	0	0	0	0	86
8	11	Cambridge	0	0	0	0	5	6	0	0	0	0	0	11
8	25	South Cambridgeshire	0	0	0	0	2	23	0	0	0	0	0	25
9	122	South Cambridgeshire	0	0	0	0	0	39	83	0	0	0	0	122
10 & 11	65	Cambridge	0	0	0	0	0	0	0	0	0	0	0	0
10 & 11	327	South Cambridgeshire	0	0	0	0	0	0	0	64	57	105	48	274
Local Centre	40	South Cambridgeshire	0	0	0	0	0	0	40	0	0	0	0	40
Riverside	42	Cambridge	0	0	0	0	0	0	0	42	0	0	0	42
Riverside	80	South Cambridgeshire	0	0	0	0	0	0	0	42	15	23	0	80
Total	**1,190**	**-**	**2**	**137**	**141**	**67**	**105**	**89**	**123**	**148**	**72**	**128**	**48**	**1,060**

C.212. **Lots 1-5** (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have detailed planning permission. At March 2022, 341 dwellings had been completed and 12 dwellings had not been started. The final 12 dwellings on lots 1-5 (within Cambridge) will be constructed where the sales centre is currently located. The housebuilder (Barratts / David Wilson Homes) has advised that the marketing suite has now been demolished and the foundations for the remaining 12 dwellings have been uncovered ready for an imminent start (see Response 28a in Appendix D). The housebuilder anticipates that the final 12 dwellings will be build complete in December 2023 and occupied by March 2024 (see Response 28a in Appendix D).

C.213. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 353 dwellings on lots 1-5 fall within part (a) of the definition of deliverable. Lots 1-5 are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcels are under construction, and the housebuilder anticipates that the parcel will be completed in December 2023. 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 2022, 274 dwellings had been completed in South Cambridgeshire, 40 dwellings were under construction in South Cambridgeshire, 47 dwellings were under construction in Cambridge, 13 dwellings had not been started in South Cambridgeshire, and 18 dwellings had not been started in Cambridge.

C.215. The housebuilder is now delivering lots 10 & 11 using both their Barratts and David Wilson Homes brands. The housebuilder anticipates that by 31 March 2023 that a total of 318 dwellings will have been completed in South Cambridgeshire and that a total of 47 dwellings will have been completed in Cambridge (see Response 28b in Appendix D). This results in 44 dwellings in South Cambridgeshire and 47 dwellings in Cambridge anticipated to be completed in 2022-2023. The housebuilder anticipates that the remaining 9 dwellings in South Cambridgeshire and remaining 18 dwellings in Cambridge will be completed in 2023-2024 (see Response 28b in Appendix D).

C.216. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 392 dwellings on lots 10 & 11 fall within part (a) of the definition of deliverable. Lots 10 & 11 are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a housebuilder (Barratts / David Wilson Homes), the lots are under construction, and the housebuilder anticipates that these lots will be completed in 2023-2024. There is no evidence that lots 10 & 11 will not be delivered within five years.

Land north of Worts' Causeway

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

C.217. 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 condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by January 2025.

C.218. The agent (on behalf of CEG) has advised that condition 35 of the outline planning permission has been discharged (see Response 29 in Appendix D). This condition required that the feasibility of a pedestrian / cyclist link to Almoners' Avenue or Beaumont Road should be determined ahead of commencement of the development. The agent has advised that following a formal marketing process, the site is now in the process of being sold to a housebuilder (see Response 29 in Appendix D). The agent has also advised that CALA Homes are seeking pre-application discussions (see Response 29 in Appendix D).

C.219. The agent anticipates that a reserved matters application will be submitted in mid to late 2023 (see Response 29 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in early to mid-2024, that the first dwelling(s) will be completed in mid to late 2024, and that the development will be completed in early 2028 (see Response 29 in Appendix D).

C.220. 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.221. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 200 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the site has outline planning permission,
- the agent has advised that the site is now in the process of being sold to a housebuilder,
- the agent has advised that CALA Homes are seeking pre-application discussions,
- the agent anticipates that a reserved matters application will be submitted in mid to late 2023,
- the agent anticipates that construction will start on the first dwelling(s) in early to mid 2024,
- the agent anticipates that the first dwelling(s) will be completed in mid to late 2024, and
- the agent anticipates that the development will be completed in early 2028.

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	80 dwellings	-	Reserved Matters	1 June 2022	-	-
Total	**230 Dwellings**	**-**	**-**	**-**	**-**	**-**

C.222. 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 application for up to 230 dwellings, community facilities, other

infrastructure, and the demolition of all existing buildings, which was approved in May 2021. Non-material amendments (19/1168/NMA1) to conditions on the outline planning permission were approved in August 2021. A condition on the non-material amendment planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, all reserved matters planning applications would need to be submitted by August 2024. A reserved matters application (21/04186/REM) for infrastructure was approved in October 2022. A reserved matters application for the first phase of 80 dwellings was submitted in June 2022 and is being considered by the Council.

C.223. The agent (on behalf of This Land) has advised that tendering for the main contractor for the first phase of 80 dwellings is being undertaken, while the reserved matters application is being considered (see Response 30 in Appendix D). The agent anticipates that the infrastructure works will commence in spring 2023 (see Response 30 in Appendix D). The agent anticipates that the reserved matters planning application for the first phase of 80 dwellings will be considered by planning committee in April 2023 (see Response 30 in Appendix D). The agent anticipates, that with a successful outcome at planning committee in April, that works will start on site in December 2023, that the first dwellings will be completed in summer 2024, and that the first phase of 80 dwellings will be completed in spring 2026 (see Response 30 in Appendix D).

C.224. The agent has advised that discussions are underway with a third party developer for the second phase of 150 dwellings (see Response 30 in Appendix D). The agent anticipates, that subject to securing the contract with the third party developer, the reserved matters planning application for the second phase of 150 dwellings will be submitted in late summer / early autumn 2023 (see Response 30 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on this second phase in spring 2024, that the first dwelling(s) will be completed at the start of 2025, and that this second phase will be completed in Spring 2027 (see Response 30 in Appendix D).

C.225. Officers anticipate that the reserved matters planning application for the first phase of 80 dwellings will be considered by the Council's planning committee in summer 2023. 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.226. 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.227. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 230 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the site has outline planning permission,
- a reserved matters application for the first phase of 80 dwellings was submitted in June 2022 and is being considered by the Council,
- the site is in the ownership of a developer (This Land) and discussions are underway with a third party developer for the second phase of 150 dwellings,
- the agent anticipates that the infrastructure works will commence in spring 2023,
- the agent anticipates that works will start on site on the first phase of 80 dwellings in December 2023, that the first dwellings will be completed in summer 2024, and that the first phase of 80 dwellings will be completed in spring 2026,
- the agent anticipates, that subject to securing the contract with the third party developer, the reserved matters planning application for the second phase of 150 dwellings will be submitted in late summer / early autumn 2023,
- the agent anticipates that construction will start on the first dwelling(s) on this second phase of 150 dwellings in spring 2024, that the first dwelling(s) will be completed at the start of 2025, and that this second phase will be completed in Spring 2027.

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

Allocations at New Settlements

C.228. The following sites are included in Table SC4 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Northstowe

C.229. 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.230. 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.231. 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.232. Phase 1 is being delivered by five housebuilders. **Parcel H1** (92 dwellings, Bloor Homes, S/1416/16/RM), **Parcel H2** (135 dwellings, Barratts / David Wilson Homes, S/3477/16/RM), **Parcel H4** (84 dwellings, Bovis Homes, S/3174/16/RM), and **Parcel H11** (152 dwellings, Taylor Wimpey, S/1620/17/RM) have been completed.

C.233. 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	Total completions
H1	92	Bloor Homes	13	44	35	0	0	0	92
H2	135	Barratts / David Wilson Homes	0	11	59	49	16	0	135
H3	40	Taylor Wimpey	0	24	9	0	0	0	33
H4	84	Bovis Homes	0	29	49	6	0	0	84
H5 & H6	240	Bovis Homes	0	0	0	52	43	18	113
H7	115	Barratts / David Wilson Homes	0	0	5	32	75	0	112
H8	73	Barratts / David Wilson Homes	0	0	0	0	34	22	56
H9	130	Barratts / David Wilson Homes	0	0	0	0	0	68	68
H10	76	Taylor Wimpey	0	0	0	0	26	41	67
H11	152	Taylor Wimpey	0	4	62	56	30	0	152
H12	271	Linden Homes	0	28	59	48	32	29	196
H13	92	Taylor Wimpey	0	0	0	0	0	0	0
Total	**1,500**	**-**	**13**	**140**	**278**	**243**	**256**	**178**	**1,108**

C.234. **Parcel H3** (Taylor Wimpey, S/2776/16/RM) has detailed planning permission for 40 dwellings. At March 2022, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre is currently located. It is unclear exactly when the parcel will be completed as the housebuilder (Taylor Wimpey) has not provided a response. Officers have assumed that Taylor Wimpey will complete their last parcel within phase 1 (parcel H13) by March 2026, and therefore that these final 7 dwellings will also be completed by March 2026.

C.235. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 40 dwellings on Parcel H3 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), and the majority of the dwellings have been completed. There is no evidence that parcel H3 will not be delivered within five years.

C.236. **Parcels H5 & H6** (Bovis Homes, part of Vistry Group, S/3405/18/RM) have detailed planning permission for 240 dwellings. At March 2022, 113 dwellings had been completed, 42 dwellings were under construction and 85 dwellings had not been started.

C.237. The housebuilder is marketing parcels H5 & H6. The housebuilder has advised that a total of 151 dwellings had been completed by 31 December 2022 and anticipates that a further 9 dwellings will be completed between 1 January and 31 March 2023 (see Response 31b in Appendix D). This results in 47 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that parcels H5 & H6 will be competed in October 2024 (see Response 31b in Appendix D).

C.238. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 240 dwellings on Parcels H5 & H6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates that the parcels will be completed in October 2024. There is no evidence that parcels H5 & H6 will not be delivered within five years.

C.239. **Parcel H7** (Barratts / David Wilson Homes, S/1475/18/RM) has detailed planning permission for 115 dwellings. At March 2022, 112 dwellings had been completed and 3 dwellings had not been started. The final 3 dwellings will be constructed where the sales centre car parking is currently located. It is unclear exactly when the parcel will be completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response, however the housebuilder

previously anticipated that these final dwellings would be completed in 2023-2024. Officers have assumed that Barratts / David Wilson Homes will complete their last parcels within phase 1 (parcels H8 and H9) by March 2024, and therefore that these final 3 dwellings will also be completed by March 2024.

C.240. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 115 dwellings on Parcel H7 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the majority of the dwellings have been completed. There is no evidence that parcel H7 will not be delivered within five years.

C.241. **Parcel H8** (Barratts / David Wilson Homes, S/1355/19/RM) has detailed planning permission for 73 dwellings. At March 2022, 56 dwellings had been completed and 17 dwellings had not been started. At 7 March 2023, site visit data from the Northstowe Community Development Officer records that a total of 56 dwellings had been completed. This results in no dwellings anticipated to be completed in 2022-2023. It is unclear exactly when the parcel will be completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. 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 parcel H8 will be completed by March 2024.

C.242. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 73 dwellings on Parcel H8 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the parcel is under construction. There is no evidence that parcel H8 will not be delivered within five years.

C.243. **Parcel H9** (Barratts / David Wilson Homes, S/2907/19/RM) has detailed planning permission for 130 dwellings. At March 2022, 68 dwellings had been completed, 32 dwellings were under construction and 30 dwellings had not been started. At 7 March 2023, site visit data from the Northstowe Community Development Officer records that a total of 115 dwellings had been completed. This results in 47 dwellings anticipated to be completed in 2022-2023. It is unclear exactly when the parcel will be completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. 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 parcel H9 will be completed by March 2024.

C.244. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 130 dwellings on Parcel H9 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the parcel is under construction. There is no evidence that parcel H9 will not be delivered within five years.

C.245. **Parcel H10** (Taylor Wimpey, S/0045/19/RM) has detailed planning permission for 76 dwellings and open space. At March 2022, 67 dwellings had been completed and 9 dwellings were under construction. At 22 February 2023, site visit data from the Northstowe Community Development Officer records all 76 dwellings as completed.

C.246. **Parcel H12** (Linden Homes, part of Vistry Group, S/3016/16/RM) has detailed planning permission for 271 dwellings and play areas. At March 2022, 196 dwellings had been completed, 26 dwellings were under construction, and 49 dwellings had not been started.

C.247. The housebuilder is marketing parcel H12 as The Boulevards. The housebuilder has advised that a total of 238 dwellings had been completed by 31 December 2022 and anticipates that a further 7 dwellings will be completed between 1 January and 31 March 2023 (see Response 31g in Appendix D). This results in 49 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that parcel H12 will be completed in December 2023 (see Response 31g in Appendix D).

C.248. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 271 dwellings on parcel H12 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Vistry), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in December 2023. There is no evidence that parcel H12 will not be delivered within five years.

C.249. **Parcel H13** (Taylor Wimpey, S/0065/20/RM) has detailed planning permission for 92 dwellings. At March 2022, 36 dwellings were under construction and 56 dwellings had not been started. At 22 February 2023, site visit data from the Northstowe Community Development Officer records 9 dwellings as completed. This results in 9 dwellings as anticipated to be completed in 2022-2023. The housebuilder (Taylor Wimpey) anticipates a delivery rate of 35 dwellings per year for this parcel (see Response 31h in Appendix D). Therefore, officers have assumed that parcel H13 will be completed by March 2026.

C.250. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 92 dwellings on Parcel H13 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), and the parcel is under construction. There is no evidence that parcel H13 will not be delivered within five years.

Phase 2

C.251. 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.252. 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	Total completions
2a	406	Urban Splash / to be confirmed	2	41	43
2b	300	Keepmoat Homes	0	0	0
Total	**706**	**-**	**2**	**41**	**43**

C.253. **Phase 2a** (Urban Splash / to be confirmed, S/3499/19/RM) has detailed planning permission for 406 dwellings, non-residential floorspace and open space. At March 2022, 43 dwellings had been completed and 363 dwellings had not been started.

C.254. Urban Splash are no longer delivering phase 2a, and the developer (Homes England) has advised that they are planning to re-tender for the delivery of the remainder of Phase 2a within the first half of 2023 with the aim of selecting a new development partner by the end of 2023 (see Response 32a in Appendix D). The developer anticipates that construction will start on the first dwelling(s) on the remainder of phase 2a in 2024 and that the first dwelling(s) on the remainder of phase 2a will be completed in 2025-2026 (see Response 32a in Appendix D).

C.255. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 406 dwellings on phase 2a fall within part (a) of the definition of deliverable. This phase is considered deliverable and developable as: the phase has detailed planning permission,

the phase is in the ownership of a developer (Homes England), the developer has advised that they are planning to re-tender for the delivery of the remainder of Phase 2a within the first half of 2023 with the aim of selecting a new development partner by the end of 2023, the developer anticipates that construction will start on the first dwelling(s) on the remainder of phase 2a in 2024 and the developer anticipates that the first dwelling(s) on the remainder of phase 2a will be completed in 2025-2026. There is no evidence that a proportion of phase 2a will not be delivered within five years.

C.256. **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 2022, all 300 dwellings had not been started.

C.257. Officers understand that construction has now started on parcel 2b, however it is unclear exactly when the first dwelling(s) will be completed on this phase and also when the phase will be completed as the housebuilder (Keepmoat Homes) has not provided a response. The Council has taken a conservative approach to delivery on this site and officers have assumed that the first dwelling(s) will be completed in 2024-2025. 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 phase 2b will be completed between 2024-2025 and 2030-2031.

C.258. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 300 dwellings on phase 2b fall within part (a) of the definition of deliverable. This phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Keepmoat Homes), and officers understand that construction has now started on parcel 2b. There is no evidence that the majority of phase 2b will not be delivered within five years.

C.259. 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, except for Central One (see Response 32c in Appendix D). The developer has advised that strategic infrastructure has been implemented in the central and eastern parts of phase 2 connecting the town centre and adjoining parcels to the bus, road, cycle and pedestrian networks, and that strategic drainage and utilities connections are in place (see Response 32c in Appendix D).

C.260. Countryside Partnerships has been chosen as the development partner for **Central One**, which comprises of parcel C1 and parcel 2C. Pre-application discussions are being undertaken, and the developer (Homes England) has advised that the reserved matters application for parcel C1 will be submitted in summer 2023 and the reserved matters application for parcel 2C will be submitted in autumn/winter 2023 (see Response 32c in Appendix D). The developer anticipates that Central One as a whole will include 500-540 dwellings (see Response 32c in Appendix D). The developer anticipates that, subject to planning permission, construction will start on the first dwelling(s) on parcel C1 in spring 2024, that the first dwelling(s) will be completed on parcel C1 in late 2024, and that Central One as a whole will be completed in 2028 (see Response 32c in Appendix D).

C.261. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) Central One falls within part (b) of the definition of deliverable. This phase is considered deliverable as: the phase has outline planning permission, the phase is in the ownership of a developer (Homes England) and a development partner (Countryside Partnerships) has been chosen, the developer has advised that the reserved matters application for parcel C1 will be submitted in summer 2023 and the reserved matters application for parcel 2C will be submitted in autumn/winter 2023, the developer anticipates that construction will start on the first dwelling(s) on parcel C1 in spring 2024, the developer anticipates that the first dwelling(s) will be completed on parcel C1 in late 2024, and the developer anticipates that Central One as a whole will be completed in 2028. There is clear evidence that housing completions will begin on Central One within five years.

C.262. 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.263. The developer (Homes England) has advised that the delivery of the remaining parcels on phase 2 are likely to be brought forward in parallel with the delivery of the town centre, therefore between 2023 and 2036 (see Response 32c in Appendix D). The developer anticipates that 250-300 dwellings a year will be completed each year across the remainder of Northstowe – Phase 2 (see Response 32c in Appendix D). The developer has advised that a design and works package is being prepared for further infrastructure on phase 2, and anticipates that the reserved matters application for this infrastructure will be submitted by March 2024 (see Response 32c in Appendix D). The developer anticipates that construction will start on this infrastructure in March 2025 and

that this infrastructure will be completed in September 2026 (see Response 32c in Appendix D).

C.264. As the developer has only provided detailed information on the anticipated completions from Central One within the next five years, the Council has therefore taken a conservative approach to the delivery of the remainder of phase 2. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on the remainder of phase 2 (excluding Central One) within the five year period.

C.265. 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.266. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the remainder of Northstowe – Phase 2 is considered developable as: the site is allocated in the Northstowe Area Action Plan, the site has outline planning permission, the site is in the ownership of a developer (Homes England), and the developer has advised that the remainder of phase 2 is likely to be brought forward between 2023 and 2036. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Phase 3

C.267. 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.268. **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. **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.269. The developer (Homes England) has advised that they have now acquired the land previously owned by Cambridgeshire County Council in phase 3b (see Response 33b in Appendix D). The developer has also advised that work will soon commence on reserved matters applications and discharging pre-commencement conditions for phases 3a and 3b (see Responses 33a and 33b in Appendix D). The developer has advised that they have started internal discussions on the Design Code for phase 3a and anticipate that they will start pre-application discussions on this with the Council in 2023 (see Response 33a in Appendix D).

C.270. The developer has advised that some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and that this includes the central primary access road, dedicated bus only route, and southern access road west that connects Northstowe to the B1050 (see Response 33a in Appendix D). The developer has advised that this infrastructure is almost complete (see Response 33a in Appendix D). The developer has advised that reserved matters application(s) for further strategic infrastructure for phase 3a, including earthworks and engineering, will be secured in 2023 (see Response 33a in Appendix D).

C.271. The developer anticipates that 250-300 dwellings a year will be completed each year across each of phases 3a and 3b (see Responses 33a and 33b in Appendix D). The developer does not anticipate any delivery on either of phases 3a or 3b within the next five years, as their focus is on parcels within phase 2 (see Responses 33a and 33b 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 definition of developable in the glossary of the NPPF (published in July 2021) Northstowe – Phases 3a and 3b are considered developable as:

- the sites are allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018,
- the sites have outline planning permission,
- the sites are in the ownership of a developer (Homes England),
- the developer has also advised that work will soon commence on reserved matters applications and discharging pre-commencement conditions for phases 3a and 3b,
- the developer has advised that they have started internal discussions on the Design Code for phase 3a and anticipate that they will start pre-application discussions on this with the Council in 2023,
- the developer has advised that some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and that this infrastructure is almost complete, and
- the developer has advised that reserved matters application(s) for further strategic infrastructure for phase 3a, including earthworks and engineering, will be secured in 2023.

The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land west of Station Road

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.274. 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, which was approved in July 2022. 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. Initial pre-application discussions, ahead of the submission of a reserved matters application, were undertaken with a housebuilder in autumn 2022.

C.275. The developer (Endurance Estates) has advised that the site has been marketed, and is currently in the process being sold to a housebuilder (see Response 34 in Appendix D). The developer anticipates that a reserved matters planning application will be submitted in early 2024 (see Response 34 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in early 2025, that the first dwelling(s) will be completed in mid-2025, and that the development will be completed in late 2027 / early 2028 (see Response 34 in Appendix D).

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 deliverable in the glossary of the NPPF (published in July 2021) 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 has been marketed and is currently in the process being sold to a housebuilder, the developer anticipates that a reserved matters planning application will be submitted in early 2024, the developer anticipates that construction will start on the first dwelling(s) in early 2025, the developer anticipates that the first dwelling(s) will be completed in mid-2025, and the developer anticipates that the development will be completed in late 2027 / early 2028. 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	-
Total	**80 dwellings**	**-**	**-**	**-**	**-**

C.278. The Council's planning committee in June 2022 approved an outline planning application for up to 80 dwellings following the demolition of existing buildings, subject to the completion of a s106 agreement.

C.279. The agent (on behalf of Middlereach Ltd) anticipates that the s106 agreement will be signed soon (see Response 35 in Appendix D). The agent has also advised that they will be submitting a reserved matters application and

discharge of conditions applications later in 2023, once the formal decision notice for the outline planning permission has been issued and the judicial review period has expired (see Response 35 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in spring 2024, that the first dwelling(s) will be completed in late 2024 / early 2025, and that the development will be completed in 2027-2028 (see Response 35 in Appendix D).

C.280. As the s106 agreement has not yet been signed and a reserved matters planning application needs to be submitted and permitted before construction can start on any new homes, the Council has taken a conservative approach to the delivery on this site. Officers have assumed that construction will start on the first dwelling(s) 6 months later than anticipated by the developer, and therefore that the first dwellings will be completed in 2025-2026.

C.281. 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.282. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 80 dwellings on this site fall within part (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 Council has resolved to grant outline planning permission for the site, the agent anticipates that a reserved matters planning application will be submitted later in 2023, the agent anticipates that construction will start on the first dwelling(s) in spring 2024, the agent anticipates that the first dwelling(s) will be completed in late 2024 / early 2025, and the agent anticipates that the development will be completed in 2027-2028. There is clear evidence that housing completions will begin on this site within five years.

Waterbeach New Town

C.283. 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.284. 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.285. 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.286. **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.287. Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for **Key Phase 1 North** (KP1N) was approved in August 2020. The agent (on behalf of Urban & Civic) has advised that the majority of this infrastructure is in place (see Response 36a in Appendix D).

C.288. **Northern Woods** (parcel 1, Stonebond Properties, 21/02400/REM) has detailed planning permission for 89 dwellings. At March 2022, all 89 dwellings were under construction. The housebuilder has advised that no dwellings had been completed by 31 December 2022 and anticipates that 3 dwellings will be completed between 1 January and 31 March 2023 (see Response 36b in Appendix D). This results in 3 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the parcel will be completed in April 2024 (see Response 36b in Appendix D).

C.289. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 89 dwellings at Northern Woods fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Stonebond Properties), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in April 2024. There is no evidence that this parcel will not be delivered within five years.

C.290. **Eastern Woods** (parcel 2.1, CALA Homes, 21/03866/REM) has detailed planning permission for 111 dwellings. At March 2022, all 111 dwellings had not been started. The housebuilder has advised that construction has started on the first dwelling(s) (see Response 36c in Appendix D). The housebuilder has also advised that no dwellings are anticipated to be completed in 2022-2023 (see Response 36c in Appendix D). The housebuilder anticipates that the showhomes will open in April 2023, that the first dwelling(s) will be completed in July 2023, and that the parcel will be completed in May 2026 (see Response 36c in Appendix D).

C.291. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 111 dwellings at Eastern Woods fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (CALA Homes), the housebuilder has advised that construction has started on the first dwelling(s), the housebuilder anticipates that the showhomes will open in April 2023, the housebuilder anticipates that the first dwelling(s) will be completed in July 2023, and the housebuilder anticipates that the parcel will be completed in May 2026. There is no evidence that this parcel will not be delivered within five years.

C.292. The agent anticipates that the next reserved matters application for 550 homes at **Waterbeach Gardens** will be submitted in Q3/Q4 2023 (see Response 36a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in early 2024 and that the first dwelling(s) will be completed in 2024/2025 (see Response 36a in Appendix D).

C.293. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 550 dwellings at Waterbeach Gardens fall within part (b) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel has outline planning permission, the parcel is in the ownership of a developer (Urban & Civic), the agent has advised that a reserved matters planning application will be submitted in Q3/Q4 2023, the agent anticipates that construction will start on the first dwelling(s) in early 2024, and the agent anticipates that the first

dwelling(s) will be completed in 2024/2025. There is clear evidence that housing completions will begin on this parcel within five years.

C.294. The agent (on behalf of Urban & Civic) has advised that discussions are being undertaken with potential development partners for the next parcels within **KP1N**, and that agreements for the delivery of these parcels are close to being finalised (see Response 36a in Appendix D).

C.295. 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 (on behalf of Urban & Civic) anticipates that construction of this infrastructure will start on site in spring 2024 (see Response 36a in Appendix D).

C.296. The **remainder** of the western part of Waterbeach New Town has outline planning permission, which was approved in September 2019. A condition on the outline planning permission allows the landowners / developers twenty-five years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by September 2044.

C.297. The agent (on behalf of Urban & Civic) 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 (see Response 36a in Appendix D). Additional parcels to Northern Woods, Eastern Woods, and Waterbeach Gardens could come forward within the next five years as the necessary infrastructure needed to enable delivery of further housing parcels is either largely completed (KP1N) or anticipated to be completed (KP1E), and as set out above the agent has advised that discussions are already taking place with potential development partners for the next parcels within KP1N.

C.298. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). A gradual build up is anticipated within the five year period from parcels within Waterbeach New Town West, and no anticipated completions are anticipated from Waterbeach New Town East (as set out in paragraphs C.300 to C.304 below). Beyond the five year period, as anticipated delivery at Waterbeach New Town across both West and East is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. As the agent (on behalf of Urban & Civic) anticipates that annual completions will be an average of 250 dwellings a year, and this part of the site (Waterbeach New

Town West) is further advanced in terms of delivery of new homes, the Council has therefore reduced anticipated delivery on the other part of the site (Waterbeach New Town East) from that anticipated by the agent (on behalf of RLW Estates). However, actual delivery could be higher than 300 dwellings a year and the split of completions across West and East may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.299. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the remainder of Waterbeach New Town West (which consists of those parcels that only have outline planning permission and have not been referred to above) falls within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the site is controlled by a developer (Urban & Civic),
- the agent has advised that the majority of infrastructure for KP1N has been completed,
- the agent anticipates that construction of the infrastructure for KP1E will start on site in spring 2024,
- the agent has advised that discussions are being undertaken with potential development partners for the next parcels within KP1N, and that agreements for the delivery of these parcels are close to being finalised, 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.

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

Waterbeach New Town - East

C.300. 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.

C.301. 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 37 in Appendix D). The agent has also advised that a material start

has been made on the full planning permission for the relocated railway station so that the planning permission will not lapse (see Response 37 in Appendix D). The agent has advised that enabling works are ongoing to deliver the relocated Railway Station and the reinforcement of strategic infrastructure, including waste water treatment (see Response 37 in Appendix D). The agent has also 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 37 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 and once it is free from any challenge (see Response 37 in Appendix D).

C.302. The Greater Cambridge Partnership (GCP) is now taking forward the delivery of the relocated railway station. In the Quarterly Progress Report to the GCP Executive Board in December 2022, it anticipates that the Waterbeach Station project will be completed in 2025 and states that "Following approval to support this project from Executive Board in June 2022, we are now putting together a project team to deliver the new station and talking to key bodies such as Network Rail."

C.303. 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 37 in Appendix D). The agent anticipates that the first phase of circa 150 dwellings will be completed from 2027/2028 to 2029 (see Response 37 in Appendix D). The agent anticipates that there will be a minimum of two housebuilders delivering the development, and that build out rates will be 100-150 dwellings per year (see Response 37 in Appendix D).

C.304. As the s106 agreement is still being negotiated, the access road from the A10 needs to be delivered (in association with Waterbeach New Town West), and other enabling works and infrastructure need to be permitted and delivered, before construction can start on any new homes, the Council has taken a conservative approach to the delivery of Waterbeach New Town East by making no allowance for housing on this site within the five year period.

C.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). A gradual build up is anticipated within the five year period from parcels within Waterbeach New Town West (as set out in paragraphs C.285 to C.297 above). Beyond the five year period, as anticipated delivery at Waterbeach New Town

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

C.306. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the up to 4,500 dwellings on Waterbeach New Town East are considered developable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the Council has resolved to grant outline planning permission for the development, 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, and the agent anticipates that the first phase of circa 150 dwellings will be completed from 2027/2028 to 2029. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Bourn Airfield New Village

C.307. 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.308. 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.309. 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.310. 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.311. The Cambourne to Cambridge scheme has undergone extensive development and consultation. In the Quarterly Progress Report to the GCP Executive Board in December 2022, it anticipates that the Cambourne to Cambridge busway project will be completed in 2026 and states that "Consultants are now working on the Environmental Impact Assessment and Transports and Works Act Order (TWAO) for the project with a view to submission of the TWAO application in late 2022/early 2023 following the recent EIA consultation."

C.312. As part of the consideration of the outline planning application by the Council's planning committee in February 2021, the committee heard from the Greater Cambridge Partnership Transport Director who that 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.313. The developer (Countryside, now part of the Vistry Group) has advised they have signed the s106 agreement along with the landowners and Cambridgeshire County Council, but that the Council is not yet able to sign it due to an Environment Agency objection concerning water resources (see Response 38 in Appendix D). The developer has also advised that as a result of a merger in 2022, Countryside are now part of the Vistry Group, and therefore the nature of the delivery of the site is under discussion (see Response 38 in Appendix D). The developer has advised that the process of acquiring the site from the current landowners is ongoing (see Response 38 in Appendix D).

C.314. The developer anticipates that, subject to a successful land acquisition process, the first reserved matters application for initial infrastructure works will be submitted within 6 months of the outline planning permission being granted (see Response 38 in Appendix D). The developer has advised that this infrastructure will focus on the access points, and be influenced in part by the delivery of the Cambourne to Cambridge busway (see Response 38 in Appendix D). The developer anticipates that construction of the initial infrastructure will start on site within 12 months of approval of its planning permission (see Response 38 in Appendix D). The developer has advised that the delivery of infrastructure will be spread throughout the life of the build out of the site, and that the timing of its delivery will be determined through the discharge of the phasing condition (see Response 38 in Appendix D).

C.315. The developer has advised that Countryside had commenced work on the Design Code for the site, working with the Council as part of the Government Pathfinder programme, but that this work has been paused as there was no certainty regarding the date on which the decision notice would be issued granting outline planning permission (see Response 38 in Appendix D).

C.316. The developer anticipates that, subject to a successful land acquisition process, a reserved matters application for the first phase of dwellings will be submitted within 6-12 months of the outline planning permission being granted (see Response 38 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) within 12 months of approval of its planning application (see Response 38 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in autumn 2024 and that the first dwelling(s) will be completed in summer 2025 (see Response 38 in Appendix D). The developer has also advised that the number of dwellings in each phase and the build out of each phase will be determined by the phasing plan, which

will be a requirement of one of the conditions on the outline planning permission (see Response 38 in Appendix D).

C.317. The developer anticipates that up to 190 dwellings a year will be completed, but has advised that this could change as they are currently considering the delivery strategy for the site and the number of sales outlets the site could support (see Response 38 in Appendix D).

C.318. As the s106 agreement has not yet been signed and other enabling works and infrastructure need to be permitted and delivered before construction can start on any new homes, the Council has taken a conservative approach to the delivery on this site. Officers have assumed that construction will start on the first dwelling(s) two years later than anticipated by the developer.

C.319. 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 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.320. The Council's revised anticipated completions for this site result in the first 35 dwellings being anticipated in 2027-2028, and therefore no more than 500 dwellings are anticipated to be delivered before the Cambourne to Cambridge busway is completed in 2026.

C.321. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), the approximately 3,500

dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the Council has resolved to grant outline planning permission for the site,
- the site is in the ownership of a developer (Vistry),
- the developer anticipates that, subject to a successful land acquisition process, the first reserved matters application for initial infrastructure works will be submitted within 6 months of the outline planning permission being granted,
- the developer anticipates that construction of the initial infrastructure will start on site within 12 months of approval of its planning permission,
- the developer anticipates that, subject to a successful land acquisition process, a reserved matters application for the first phase of dwellings will be submitted within 6-12 months of the outline planning permission being granted, and
- the developer anticipates that construction will start on the first dwelling(s) within 12 months of approval of its planning application.

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

Cambourne West

C.322. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/8) for a sustainable fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure. The site has multiple landowners.

C.323. 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.324. 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.325. 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	Total completions
1.1a & 1.1b	200	Bovis Homes (Vistry)	34	34
1.2	190	Taylor Wimpey	59	59
1.3a & 1.3d	150	Vistry	0	0
1.3b, 1.3c, 1.3e, 1.4a & 1.4b	286	Taylor Wimpey	0	0
Total	**826**	**-**	**93**	**93**

C.326. **Parcels 1.1a & 1.1b** (Bovis Homes, part of Vistry Group, S/4537/19/RM) have detailed planning permission for 200 dwellings. At March 2022, 34 dwellings had been completed, 108 dwellings were under construction and 58 dwellings had not been started. The housebuilder is marketing the parcel as Lunar Park.

C.327. The housebuilder has advised that a total of 67 dwellings had been completed by 31 December 2022 and anticipates that a further 6 dwellings will be completed between 1 January and 31 March 2023 (see Response 39a in Appendix D). This results in 39 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the parcels will be completed in 2026/2027 (see Response 39a in Appendix D).

C.328. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 200 dwellings on Parcels 1.1a & 1.1b fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates the parcels will be completed in 2026/2027. There is no evidence that the parcels will not be delivered within five years.

C.329. **Parcel 1.2** (Taylor Wimpey, 20/01536/REM) has detailed planning permission for 190 dwellings. At March 2022, 59 dwellings had been completed, 49 dwellings were under construction and 82 dwellings had not been started. The housebuilder is marketing the parcel as Burghley Green.

C.330. The housebuilder has advised that a total of 72 dwellings had been completed by 31 December 2022 and anticipates that a further 45 dwellings will be completed between 1 January and 31 December 2023 (see Response 39b in Appendix D). The housebuilder anticipates that the parcel will be completed by the end of 2025 (see Response 39b in Appendix D).

C.331. The information on anticipated completions provided by the housebuilder is for January-December years rather than April-March years, and therefore officers have converted the anticipated completions from January-December years to April-March years by assuming the anticipated completions are evenly spread throughout the year. The housing trajectory uses the converted anticipated completions. This results in 24 dwellings anticipated to be completed in 2022-2023.

C.332. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 190 dwellings on Parcel 1.2 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the parcel is under construction, and the housebuilder anticipates the parcel will be completed by the end of 2025. There is no evidence that the parcel will not be delivered within five years.

C.333. **Parcels 1.3a & 1.3d** (Vistry Group, 20/02543/REM) have detailed planning permission for 150 dwellings. At March 2022, 15 dwellings were under construction and 135 dwellings had not been started.

C.334. The housebuilder has advised that no dwellings are anticipated to be completed in 2022-2023 (see Response 39c in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in April 2023 and that the parcel will be completed in 2025 (see Response 39c in Appendix D).

C.335. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 150 dwellings on Parcels 1.3a & 1.3d fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates that the parcels will be completed in 2025. There is no evidence that the parcels will not be delivered within five years.

C.336. **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 2022, 83 dwellings were under construction and 203 dwellings had not been started. The housebuilder is marketing the parcel as Chivers Rise.

C.337. The housebuilder has advised that a total of 14 dwellings had been completed by 31 December 2022 and anticipates that a further dwelling will be completed between 1 January and 31 March 2023 (see Response 39d in Appendix D). This results in 15 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the parcels will be completed in late 2027 (see Response 39d in Appendix D).

C.338. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 286 dwellings on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Taylor Wimpey), the parcels are under construction, and the housebuilder anticipates the parcels will be completed in late 2027. There is no evidence that the parcels will not be delivered within five years.

C.339. **Parcel 1.5** (Taylor Wimpey, 22/04745/REM) has outline planning permission, and a reserved matters application for 41 dwellings is being considered by the Council. The housebuilder has advised that they are working with the Council to secure approval of the reserved matters planning application in March 2023 (see Response 39e in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in the second half of 2024, that the first dwelling(s) will be completed in mid-2025, and that the parcel will be completed in 2026 (see Response 39e in Appendix D).

C.340. Officers anticipate that a decision on the reserved matters planning application for parcel 1.5 will be made in spring/summer 2023. Although this is slightly later than anticipated by the housebuilder, officers consider that the dwellings on this parcel will still be delivered within the next five years.

C.341. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 41 dwellings on Parcel 1.5 fall within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, a reserved matters application is being considered by the Council, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the housebuilder anticipates that construction will start on the first dwelling(s) in the second half of 2024, and the housebuilder anticipates the parcel will be completed in 2026. There is clear evidence that housing completions will begin on this site within five years.

C.342. **Parcel 2.1** (Vistry, 22/04785/REM) has outline planning permission, and a reserved matters application for 118 dwellings is being considered by the Council. The housebuilder anticipates that construction will start on the first dwelling(s) in Q4 2023, that the first dwelling(s) will be completed in Q2 2024, and that the parcel will be completed in 2027 (see Response 39f in Appendix D).

C.343. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 118 dwellings on Parcel 2.1 fall within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel

has outline planning permission, a reserved matters application is being considered by the Council, the parcel is in the ownership of a housebuilder (Vistry), the housebuilder anticipates that construction will start on the first dwelling(s) in Q4 2023, and the housebuilder anticipates the parcel will be completed in 2027. There is clear evidence that housing completions will begin on this site within five years.

C.344. 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.345. The housebuilders (Vistry and Taylor Wimpey) have advised that, given the uncertainty in the market and the overall timescales for this development, at this stage they are unable to give a detailed programme for the delivery of the remainder of Cambourne West (see Response 39g in Appendix D). The housebuilders anticipate that further reserved matters applications will be submitted in 2024 and 2025, that will enable circa 35 dwellings (market and affordable) per housebuilder per year to be delivered (see Response 39g in Appendix D).

C.346. Vistry has two areas of the development with reserved matters permission for 350 dwellings, and the Council is considering a reserved matters application for a further 118 dwellings. All of these dwellings by Vistry are anticipated to be completed by 31 March 2027. Taylor Wimpey has two areas of the development with reserved matters permission for 476 dwellings, and the Council is considering a reserved matters application for a further 41 dwellings. All of these dwellings by Taylor Wimpey are anticipated to be completed by 31 March 2028. Officers understand that there will be at least three sales outlets – Taylor Wimpey, Bovis (part of Vistry Group), and Linden Homes (part of Vistry Group) – for the remainder of the development.

C.347. 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 and applications 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. Therefore, officers have assumed that additional parcels will be brought forward that will allow Vistry to deliver 35 dwellings a year from each of its two sales outlets from 2027-2028 and Taylor Wimpey to deliver 35 dwellings a year from its sales outlet from 2028-2029.

C.348. 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 longer term annual delivery rates at Cambourne West will be 150 dwellings a year (three sales outlets completing 50 dwellings each) rather than 105 dwellings a year (three sales outlets completing 35 dwellings each).

C.349. 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 at Bourn Airfield New Village from that 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.350. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the remainder of this site falls within part (b) of the definition of deliverable. This site is considered deliverable 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, and the housebuilders anticipate that further reserved matters applications will be submitted in 2024 and 2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land within the Business Park

C.351. This site has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation of approximately 1,200 dwellings. A full planning application (23/00123/FUL) for 256 dwellings and change of use of the

existing marketing suite to café was submitted in January 2023 and is being considered by the Council.

C.352. The agent (on behalf of South Cambridgeshire Investment Partnership) has advised that that they are hoping to secure approval of the full planning application in April 2023 (see Response 40 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in August 2023, that the first dwelling(s) will be completed in December 2024, and that the development will be completed in March 2029 (see Response 40 in Appendix D).

C.353. Following consultation on the application, further information has been requested from the applicants, and once received, this additional information will need to be subject to consultation. Officers therefore anticipate that the full planning application will be considered by the Council's planning committee in late summer / early autumn 2023, and therefore that construction will start on the first dwelling(s) later than anticipated by the agent. Officers anticipate that the development will be completed between 2025-2026 and 2029-2030.

C.354. The principle of residential development on this site has been agreed through its allocation in the South Cambridgeshire Local Plan 2018. The allocation is identified as having an indicative capacity of 240 dwellings, however the South Cambridgeshire Local Plan 2018 sets out that the number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 240 dwellings.

C.355. 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 at Bourn Airfield New Village from that 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.356. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site falls within part (b) of the definition of deliverable. This site is considered deliverable and developable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a developer (South Cambridgeshire Investment Partnership), a full planning application is being considered by the Council, and the developer anticipates that the first dwelling(s) will be completed in December 2024. There is clear evidence that housing completions will begin on this site within five years.

Allocations in the Rural Area

C.357. 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.358. 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.359. Prior approval permission (S/4469/18/PN) for the demolition of 18 buildings including the water tower was given in December 2018, and the first phase of demolition has been completed.

C.360. The site has detailed planning permission for 203 dwellings, access and associated works, open space and landscaping, following the demolition of existing buildings on site, which was approved in April 2022. Conditions on the outline planning permission require that the development of phase 1 begins not later than two years from the date of approval of the last of the reserved matters for that phase and that development of phase 2 begins not later than six years from the date of approval of the last of the reserved matters for that phase.

C.361. The housebuilder (Shelbourne Estates, part of Morris Homes) is advertising the development on their website. The housebuilder (Morris Homes) anticipates that enabling works will start in March 2023 (see Response 41 in Appendix D). The housebuilder had previously anticipated that construction of the roads and sewers would start in June 2022, that construction of the first dwelling(s) would start on site in November 2022, and that the first dwelling(s) would be completed in March 2023. Although it is unclear exactly what the delivery timetable for this development will be, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. Officers have assumed that as construction is anticipated to start 9 months later than previously anticipated, that all subsequent stages will also be 9 months 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.362. 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.363. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 203 dwellings on this site fall within part (a) 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 detailed planning permission, the site is in the ownership of a housebuilder (Morris Homes), the housebuilder anticipates that enabling works will start in March 2023, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the majority of dwellings on the site will not be delivered within five years.

Papworth Everard West Central

C.364. 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.365. 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. At March 2022, 53 dwellings had been completed and 8 dwellings were under construction.

C.366. The developer (Flagship Homes) is marketing the development as Printworks. The developer has advised that at total of 53 dwellings had been completed by 31 December 2022 and anticipates that the remaining 8 dwellings will be completed between 1 January and 31 March 2023 (see Response 42 in Appendix D).

C.367. The developer has highlighted that only 21 dwellings had been completed at March 2022 based on their records of the number with practical completion certificates issued under their building contract (see Response 42 in Appendix D), rather than 53 dwellings as recorded by the Council. This difference is likely to be a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has therefore recorded 8 dwellings as anticipated to be completed in 2022-2023, as this is the number of additional plots anticipated to be completed by 31 March 2023 compared to those recorded as completed at 31 March 2022.

C.368. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 61 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Flagship Homes), the development is under construction, and the developer anticipates the development will be completed by March 2023. There is no evidence that the site will not be delivered within five years.

Catholic Church site

C.369. Full planning permission 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.

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.370. 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.371. The landowners (Salmon Harvester) of the north-western part of the site are implementing a detailed planning permission for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development.

C.372. 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. As there is uncertainty regarding the delivery of residential development on the remainder of this site, the Council has therefore

taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.373. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable, as although the site is allocated in the South Cambridgeshire Local Plan 2018, there is uncertainty over whether housing will be delivered on the remainder of the site as non-residential development is being implemented on part of the site.

Land north of Babraham Road, Sawston

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

C.374. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1b) for 80 dwellings. The site has full planning permission for 158 dwellings and landscaping. At March 2022, 128 dwellings had been completed and 30 dwellings were under construction.

C.375. The housebuilder (Hill) is marketing the development as The Hawthorns. At 18 March 2023, site visit data records all 158 dwellings as completed.

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.376. 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, which was approved in August 2022.

C.377. The housebuilder (Redrow Homes) is marketing the development as Tudor Meadow. The housebuilder has advised that work has recently started on the first dwelling(s) (see Response 44 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in 2023-2024 and that the development will be completed in 2028-2029 (see Response 44 in Appendix D).

C.378. 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.379. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) 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 is allocated in the South Cambridgeshire Local Plan 2018, the site has full planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the housebuilder has advised that work has recently started on the first dwelling(s), and the housebuilder anticipates that development will be completed in 2028-2029. 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.380. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1f) for 90 dwellings and light industrial, office and/or general industrial uses. The site has detailed planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of 90 dwellings and public open space. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). At March 2022, the existing 5 dwellings and industrial and office buildings had been demolished, 23 dwellings had been completed, 37 dwellings were under construction, and 30 dwellings had not been started.

C.381. The housebuilder (Morris Homes) is marketing the development as Downing Gardens. The housebuilder has advised that a total of 56 dwellings had been completed by 31 December 2022 and anticipates that a further dwelling will be completed between 1 January and 31 March 2023 (see Response 45 in Appendix D). This results in 34 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the development will be completed by March 2024 (see Response 45 in Appendix D).

C.382. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 85 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Morris Homes), the development is under construction, and the housebuilder

anticipates that the development will be completed 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.383. 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.384. **East of the access road**: the site has detailed planning permission for 90 dwellings and open space. At March 2022, 75 dwellings had been completed and 15 dwellings were under construction.

C.385. The housebuilder (Beechwood Estates) is marketing the development as The Birdlings. The housebuilder has advised that at February 2023 approximately 90% of the site has been completed and is occupied, and that the remaining 7 dwellings are under construction (see Response 46 in Appendix D). This results in 8 dwellings anticipated to be completed in 2022-2023. The

housebuilder anticipates that the development will be completed in May 2023 (see Response 46 in Appendix D).

C.386. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 90 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Beechwood Estates), the development is under construction, and the housebuilder anticipates that the development will be completed in May 2023. There is no evidence that the site will not be delivered within five years.

C.387. **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 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.

C.388. The housebuilder has advised that work continues to discharge planning conditions and that the detailed design is being developed to enable the tendering of main contractors to take place (see Response 46 in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in autumn 2023, and that construction of the development will take 16-18 months (see Response 46 in Appendix D).

C.389. 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 2024-2025 (see Response 46 in Appendix D). The Council anticipates that the 2 self-build dwellings will be brought forward slightly later than the build out of this development, and has therefore included the anticipated completions from these self-build plots in 2025-2026.

C.390. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 autumn 2023, and the housebuilder anticipates that construction of the development will take 16-18 months. There is no evidence that the site will not be delivered within five years.

Histon & Impington Station Area

C.391. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy E/8) for mixed use development, including commercial uses, community uses and residential development.

C.392. **The Bishops Site, Cambridge Road, Impington:** 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. A Discharge of Conditions application has been approved by the Council. A material start was made the previous full planning permission (S/0671/17/FL) for 35 dwellings so that it would not lapse.

C.393. 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. However, the agent previously advised the development would be completed in 2023. 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.394. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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.

C.395. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** 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.396. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.397. 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	-	-
22/03062/FUL (land off Sandy Lane, resubmission of 21/01065/FUL)	26 dwellings	Full	6 July 2022	-	-
19/0819/OUT (51-55 Elizabeth Way)	7 dwellings	Outline	13 June 2019	-	11 October 2019

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
22/03584/REM (51-55 Elizabeth Way)	7 dwellings	Reserved Matters	5 August 2022	-	3 November 2022
Total	**35 dwellings**	**-**	**-**	**-**	**-**

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

C.398. Land off Sandy Lane has full planning permissions for 24 dwellings approved between November 2004 and November 2006, and a material start has been made on these planning permissions in the form of an access road so that they remain extant. 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 the agent previously advised that a material start has been made on this planning permission in the form of the installation of drainage works so that it remains extant.

C.399. A full planning application for 26 dwellings (21/01065/FUL) was submitted in March 2021. An appeal has been lodged against non-determination within the statutory timescales. This alternative proposal is intended to replace the four extant planning permissions for 28 dwellings (net). The planning statement submitted with the planning application sets out that this new alternative proposal would provide 26 market homes and would be linked to the existing planning permissions for 7 dwellings (net) at 51-55 Elizabeth Way which would provide the affordable homes. A further full planning application for 26 dwellings (22/03062/FUL) was submitted in July 2022, and is a resubmission of 21/01065/FUL with some minor amendments. It is therefore also intended to replace the four extant planning permissions for 28 dwellings (net).

C.400. In considering the new full planning applications for 26 dwellings, officers have assessed whether there is a realistic prospect of the extant consents being fully implemented. As set out in the officer report to the Council's planning committee in October 2022: "Officers originally considered that there was only a theoretical prospect of the extant permissions (C/03/0406, C/03/1241 and 06/0544/FUL) being fully implemented as officers were uncertain whether the scheme was viable and given the substantial length of time since works started on site. However, the Council has commissioned a third-party Viability

Assessment which demonstrates that both the extant and proposed schemes are financially viable. Officers consider that this has tilted the balance for the prospect of implementing the extant schemes to now be considered more than theoretical, despite the length of time since works commenced on site."

C.401. 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 within their appeal statement for the new full planning application, the agent states that "There can be no doubt as to the Appellants intent to rely upon the fallback scheme if this Appeal proves unsuccessful."

C.402. The principle of residential development on this site has been agreed through the full planning permissions for 28 dwellings (net). Therefore, for the purposes of this housing trajectory, and until an alternative planning permission is granted or allowed on appeal, the Council is relying on this site to provide 28 dwellings (net). 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. Officers have assumed that the existing dwelling will be demolished in 2024-2025 and that the 29 new dwellings will be completed in 2025-2026.

C.403. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 28 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 permissions, material starts have been made on site, and the agent has advised that there can be no doubt as to the intention to rely upon the fallback scheme if the appeal proves unsuccessful. 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.

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. 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 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 July 2021) 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. At March 2022, no construction works had started on site.

C.408. The agent (on behalf of Afterway Developments Ltd) has advised that all pre-commencement conditions have been discharged and a material start has been made on site so that the planning permission will not lapse (see Response 49 in Appendix D). The agent has advised that the site has been marketed for sale several times over the last few years, but that they understand the landowner is currently negotiating the sale of the site (see Response 49 in Appendix D). The agent anticipates that the development will be completed in 2024-2025 (see Response 49 in Appendix D). Although the site is in the process of being sold, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years.

C.409. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 8 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent has advised that all pre-commencement conditions have been discharged and that a material start has been made on

site, the agent understands that the landowner is currently negotiating the sale of the site, the agent anticipates that the development will be completed in 2024-2025, 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, which was approved in May 2021. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2022, no construction works had started on site.

C.411. The agent (on behalf of Pan Albion LLP) has advised that they are in pre-application discussions with the Council for an aparthotel on this site (see Response 50 in Appendix D). The agent has also advised that they are seeking to discharge the conditions on the extant planning permission to enable a material start to be made so that the planning permission will not lapse (see Response 50 in Appendix D). The agent anticipates that if the extant planning permission is implemented that the 19 houses in multiple occupation would be completed in 2025/2026 (see Response 50 in Appendix D).

C.412. 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, 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 July 2021) this site is not considered deliverable or developable as although the site has full planning permission,

there is some uncertainty regarding whether this development will be implemented as the landowner now appears to be considering an alternative proposal for the site.

Hayling House, Fen Road, Cambridge

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

C.414. The site has full planning permission for the demolition of the existing dwelling and erection of 14 dwellings. At March 2022, the existing dwelling had been demolished, 4 new dwellings in block 2 had been completed, and the 10 new dwellings in blocks 1 and 3 were under construction.

C.415. The agent (on behalf of Crickmore Developments) has advised that a total of 8 new dwellings had been completed by 31 December 2022 and that the remaining 6 new dwellings will be completed between 1 January and 31 March 2023 (see Response 51 in Appendix D). This results in 10 dwellings anticipated to be completed in 2022-2023.

C.416. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 13 (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, 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 by 31 March 2023. There is no evidence that the site will not be delivered within five years.

71-73 Fen Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
21/00659/FUL	10 dwellings	Full	12 February 2021	7 July 2021	18 November 2021
Total	**10 dwellings**	**-**	**-**	**-**	**-**

C.417. The site has full planning permission for the demolition of the existing buildings (2 dwellings) and the erection of 12 dwellings. At March 2022, no construction works had started on site.

C.418. The developer (Cambridge Investment Partnership) has advised that construction started on the first dwelling(s) in November 2022 (see Response 52 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in December 2023, and that the development will be completed in January 2024 (see Response 52 in Appendix D).

C.419. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 developer has advised that construction started on the first dwelling(s) in November 2022, and the developer anticipates that the development will be completed in January 2024. There is no evidence that the site will not be delivered within five years.

Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

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

C.420. The site has full planning permission for 16 dwellings. At March 2022, 2 dwellings had been completed (in 2011-2012) and 14 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Sorrento Hotel) has not provided a response. As the two dwellings were completed several years ago with no further progress on the site since, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.421. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this site is not considered deliverable or developable as although the site has an extant full planning permission, there is uncertainty over whether housing will be delivered on the remainder of the site.

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.422. 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 2022, all 13 dwellings had not been started.

C.423. The developer (CitiHaus) is marketing the development as Phoenix Cambridge. The developer has advised that construction started on the first dwelling(s) in December 2022 (see Response 54 in Appendix D). The developer anticipates the development will be completed in January 2024 (see Response 54 in Appendix D).

C.424. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 13 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (CitiHaus), the developer has advised that construction started on the first dwelling(s) in December 2022, and the developer anticipates that the development will be completed in January 2024. There is no evidence that the site will not be delivered within five years.

Chartwell House, 620-622 Newmarket Road, Cambridge

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
21/04350/FUL	11 dwellings	Full	30 September 2021	-	4 February 2022
Total	**11 dwellings**	**-**	**-**	**-**	**-**

C.425. The site has full planning permission for change of use of office to 11 dwellings. At March 2022, the development was under construction.

C.426. The agent (on behalf of Paddock Street Holdings Ltd) has advised that at the development was completed by February 2023 (see Response 55 in Appendix D).

141 Ditton Walk, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
15/1020/FUL	14 dwellings	Full	10 June 2015	4 November 2015	29 November 2017
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.427. The site has full planning permission for 14 dwellings. At March 2022, 11 dwellings had been completed and 3 dwellings were under construction.

C.428. The developer has advised that a total of 10 dwellings had been completed by 31 December 2022 and anticipates that the remaining 4 dwellings will be completed between 1 January and 31 March 2023 (see Response 56 in Appendix D). This difference is likely to be a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). Officers have recorded 11 dwellings as completed in 2021-2022 and 3 dwellings as completed in 2022-2023.

C.429. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (This Land), the development is under construction, and the developer anticipates that the development will be completed by 31 March 2023. There is no evidence that the site will not be delivered within five years.

291 Hills Road, Cambridge

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

C.430. The site has full planning permission for the demolition of existing buildings (including a dwelling) and the erection of 15 dwellings. At March 2022, the existing dwelling had been demolished, and all 15 new dwellings were under construction.

C.431. The developer (Enterprise Property Group) has advised that the development of 15 new dwellings was completed in January 2023 (see Response 57 in Appendix D).

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

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/1451/B1C3 (relates to the 1920s and 1960s sections of the building)	71 dwellings (superseded)	Prior Approval	13 September 2018	-	08 November 2018
20/01501/PRI030 (relates to 1920s section of the building)	68 dwellings	Prior Approval	28 February 2020	-	20 May 2020
20/01768/PRI030 (relates to 1960s section of the building)	81 dwellings (superseded)	Prior Approval	19 March 2020	-	20 May 2020
20/03334/PRI030 (relates to the library)	7 dwellings	Prior Approval	31 July 2020	-	24 September 2020
20/03335/PRI030 (relates to 1960s section of the building)	95 dwellings	Prior Approval	31 July 2020	-	24 September 2020
21/03609/FUL (relates to land to the rear of the existing buildings, but including the library and the 1960s section of the building)	291 dwellings	Full	2 August 2021	6 April 2022	-
Total	**359 dwellings**	**-**	**-**	**-**	**-**

C.432. 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 2022, 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.433. The Councils' Joint Development Control Committee in April 2022 approved a full planning application (21/03609/FUL) for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities, subject to the completion of a s106 agreement. This planning application includes the demolition of the library and 1960s buildings and covers the land to the rear of the existing buildings, and is intended to supersede the two prior approval permissions for a total of 102 dwellings.

C.434. It is unclear exactly when the development will be started and completed as the agent (on behalf of Vertex Living) has not provided a response. The agent previously advised that the 291 Build to Rent units would be completed in 2024-2025. The Councils' typical assumptions for strategic sites (assumed to be 200 dwellings or more) are 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. This suggests that it takes 2 years from the approval of a detailed planning permission to the first dwelling(s) being completed. Taking a more conservative approach, to reflect that the s106 agreement is still being negotiated and as this development is for Build to Rent units that will all be completed within the same year, officers have assumed that this development will be completed in 2026-2027.

C.435. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 291 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 site is in the ownership of a developer (Vertex Living), and the agent previously advised that the development would be completed in 2024-2025. There is clear evidence that housing completions will begin on site within five years.

66-80B Colville Road, Cambridge

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

C.436. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings. At March 2022, the existing 24 dwellings had been demolished, 63 dwellings were under construction, and the remaining 6 dwellings had not been started.

C.437. The developer (Cambridge Investment Partnership) has advised that a total of 63 dwellings had been completed by 31 December 2022 and that no further dwellings will be completed between 1 January and 31 March 2023 (see Response 59 in Appendix D). This results in 63 dwellings anticipated to be completed in 2022-2023. The developer anticipates that a further 4 dwellings will be completed in summer 2024 (see Response 59 in Appendix D).

C.438. The developer has advised that only 67 new affordable dwellings will now be delivered through the implementation of this planning permission, and that the remaining 2 dwellings will now be within the boundary of the next phase of the development (see Response 59 in Appendix D). Taking account of the information provided by the developer, the housing trajectory only assumes that 67 new dwellings will be delivered on this site, and therefore that this site will deliver 43 dwellings (net).

C.439. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 43 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in summer 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.440. The site has full planning permission for the demolition of 18 dwellings and the erection of 48 new affordable dwellings, which was approved in July 2022. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.441. The developer (Cambridge Investment Partnership) has advised that construction started on the first dwelling(s) in January 2023 (see Response 60 in Appendix D). The developer anticipates that the development will be completed in summer 2024 (see Response 60 in Appendix D).

C.442. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 30 dwellings (net) on this site fall within part (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 January 2023, 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.

63 New Street, Cambridge

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

C.443. The site has full planning permission for the demolition of the existing dwelling and the erection of 10 new dwellings. At March 2022, the existing dwelling had been demolished, and all 10 new dwellings were under construction.

C.444. The developer (Blues Property) is advertising the development as Lacon House. The developer has advised that the development was completed by 31 January 2023 (see Response 61 in Appendix D).

Land off Clerk Maxwell Road, Cambridge

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

C.445. The site has full planning permission 35 dwellings. At March 2022, 3 dwellings had been completed, 28 dwellings were under construction and 4 dwellings had not been started.

C.446. The housebuilder (Hill) is marketing the development as Trinity Gate. The housebuilder has advised that a total of 10 dwellings had been completed by 31 December 2022 and that one further dwelling will be completed between 1 January and 31 March 2023 (see Response 62 in Appendix D). This results in 8 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the development will be completed in Q3 2023 (see Response 62 in Appendix D).

C.447. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 35 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Hill), the development is under construction, and the housebuilder anticipates that the development will be completed in Q3 2023. There is no evidence that the site will not be delivered within five years.

The Meadows Community Centre, St Catharines Road, Cambridge

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

C.448. The site has full planning permissions for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, and a replacement multi-use games area. The development includes land in both South Cambridgeshire and Cambridge City, and 22 dwellings will be in Cambridge and 56 dwellings will be in South Cambridgeshire. At March 2022, all 22 dwellings in Cambridge were under construction, however all 56 dwellings in South Cambridgeshire had not been started.

C.449. The developer (Cambridge Investment Partnership) has advised that no dwellings are anticipated to be completed in 2022-2023 (see Response 63 in Appendix D). The developer has also advised that construction has started on the dwellings in South Cambridgeshire (see Response 63 in Appendix D). The developer anticipates that all dwellings across the whole development will be completed in summer 2023 (see Response 63 in Appendix D).

C.450. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 78 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in summer 2023. There is no evidence that the site will not be delivered within five years.

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.451. The site has full planning permission for the demolition of existing buildings (including 36 dwellings) and erection of 70 dwellings, landscaping, substation and associated works, which was approved in February 2023. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.452. The developer (Cambridge Investment Partnership) has advised that the applications to discharge pre-commencement planning conditions are ready to be submitted (see Response 64 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in August 2023, that the first dwelling(s) will be completed in January 2025, and that the development will be completed in autumn 2025 (see Response 64 in Appendix D).

C.453. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 anticipates that construction will start on the first dwelling(s) in August 2023, 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.

67-97A Campkin Road, Cambridge

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

C.454. The site has full planning permission for the demolition of 32 dwellings and the erection of 75 new affordable dwellings and a new community facility. At March 2022, the existing 32 dwellings had been demolished, and all 75 new dwellings were under construction.

C.455. The developer (Cambridge Investment Partnership) has advised that no dwellings had been completed by 31 December 2022 and that all 75 new dwellings will be completed between 1 January and 31 March 2023 (see Response 65 in Appendix D). This results in 75 dwellings anticipated to be completed in 2022-2023.

C.456. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 43 (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, 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 by 31 March 2023. 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.457. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (use class A1/A3/D1), 28 affordable dwellings and open space. A condition on the planning permission requires that the development begins within five years from the date of the permission. At March 2022, no construction works had started on site.

C.458. The developer (Cambridge Investment Partnership) has advised that the delivery of this site is related to the delivery of the development at The Meadows Community Centre (see paragraphs C.448 to C.449 above) as the existing community facilities on this site need to be relocated to the new community building on that development, before this site can be redeveloped (see Response 66 in Appendix D). The developer has advised that they are on target for the relocation to take place in spring 2023 (see Response 66 in Appendix D).

C.459. The developer has advised that pre-commencement conditions have been discharged (see Response 66 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in summer 2023, and that all dwellings will be completed in 2024-2025 (see Response 66 in Appendix D).

C.460. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 28 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in summer 2023, and the developer anticipates that all dwellings 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.461. The site has full planning permission for the demolition of existing garages and hardstanding and erection of 14 dwellings together with green space, landscaping, and associated infrastructure, which was approved in February 2023. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.462. The developer (Cambridge Investment Partnership) has advised that the applications to discharge pre-commencement planning conditions are ready to be submitted (see Response 67 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in June 2023, that the first dwelling(s) will be completed in spring 2024, and the development will be completed in summer 2024 (see Response 67 in Appendix D).

C.463. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in June 2023, and the developer anticipates that the development will be completed in spring 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.464. 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.

C.465. The agent (on behalf of C J Pemberton and Trustees of RFA Pemberton 199 Settlement) has advised that they do not believe the works will commence within the next 18 months (see Response 68 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.466. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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.467. At 31 March 2022, 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 2022 and 2024, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.468. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

C.469. At 31 March 2022, there were 167 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 2022 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.470. However, before the 9% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2022 with a planning permission that would lapse by 31 March 2023. If the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 32 dwellings from the small sites with planning permission that were not under construction at 31 March 2022.

C.471. After the 9% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 123 dwellings are anticipated to be completed between 2022 and 2027, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.472. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

C.473. Between 1 April and 31 December 2022, 89 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 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, 81 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.474. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

The Meadows Community Centre, St Catharines Road, Cambridge

C.475. The commentary on this site is provided in paragraphs C.448 to C.449 above.

Hallmark Hotel, Bar Hill *

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

C.476. The site has full planning permission for 40 dwellings and a children's play area. At March 2022, 7 dwellings had been completed and 33 dwellings were under construction.

C.477. It is unclear exactly when the development will be completed as the developer (Sanctuary Group) has not provided a response, however the developer previously anticipated that the development would be completed in 2023. At March 2023, Council Tax information records that a total of 7 had been dwellings completed. This results in 0 dwellings anticipated to be completed in

2022-2023. The Council has assumed that the remainder of the development will be completed in 2023-2024.

C.478. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 40 dwellings on this site fall with part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Sanctuary Group), and the development is under construction. There is no evidence that the site will not be delivered within five years.

Former CEMEX Works, Haslingfield Road, Barrington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2365/14/OL	220 dwellings	Outline	8 October 2014	3 June 2015	27 October 2016
S/3485/18/RM	220 dwellings	Reserved Matters	10 September 2018	-	29 November 2019
S/1427/19/RM	220 dwellings	Reserved Matters	10 April 2019	-	23 September 2019
21/04088/FUL	revised design, increase of 3 dwellings	Full	10 September 2021	10 August 2022	-
21/04087/FUL	Revised design, increase of 37 dwellings	Full	10 September 2021	8 February 2023	-
Total	**260 dwellings**	**-**	**-**	**-**	**-**

C.479. The site has detailed planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works. At March 2022, 16 dwellings had been completed, 50 dwellings were under construction and 154 dwellings had not been started.

C.480. The Council's planning committee in August 2022 approved a full planning application for the re-design of part of the site leading to an increase of 3 dwellings within the development, subject to the completion of a s106 agreement. The Council's planning committee in February 2023 approved another full planning application for the re-design of part of the site leading to an additional increase of 37 dwellings within the development, subject to the completion of a s106 agreement.

C.481. The housebuilder (Redrow Homes) is marketing the development as All Saints Gardens. The housebuilder has advised that a total of 44 dwellings had been completed by 31 December 2022 and anticipates that a further 16 dwellings will be completed between 1 January and 31 March 2023 (see Response 70 in Appendix D). The housebuilder anticipates that the development will be completed in 2026-2027 (see Response 70 in Appendix D).

C.482. Within the 60 dwellings anticipated to be completed by 31 March 2023, the housebuilder has not included the two show homes (plots 141 and 142). This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has therefore recorded a total of 62 dwellings as anticipated to be completed by 31 March 2023, as this is the number of dwellings anticipated to be completed plus the two show homes. This results in 46 dwellings anticipated to be completed in 2022-2023. Two less completions have been included in 2026-2027 to take account of the show homes already having been recorded as completed.

C.483. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 220 dwellings on this site fall within part (a) of the definition of deliverable and 40 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 220 dwellings, the Council has resolved to grant full planning permissions for an additional 40 dwellings on the site through the re-designs of two parts 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 2026-2027. There is no evidence that the 220 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 parts where re-designs will result in an additional 40 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.484. The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space. At March 2022, all 30 dwellings had not been started.

C.485. The developer (Beech Grove Homes, part of Sanctuary Group) is marketing the development as The Hawthorns. The housebuilder has advised that a material start has been made on site so that the planning permission will not lapse (see Response 71 in Appendix D).

C.486. The developer has advised that they have entered into contract with a building contractor and that they are progressing the detailed design works to enable them to submit applications to discharge the pre-commencement conditions (see Response 71 in Appendix D). The developer has also advised that they will not be able to complete five of the dwellings until UKPN have diverted the northern most high voltage cable, and that they have paid the deposit and are awaiting a date from UKPN for when they will start the works to divert the cable (see Response 71 in Appendix D).

C.487. The developer anticipates that construction will start on the first dwelling(s) in April 2023, that the first dwelling(s) will be completed by December 2023, and that the development will be completed by November 2024 (see Response 71 in Appendix D).

C.488. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 30 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer

(Sanctuary Group), the developer has entered into a contract with a building contractor, the developer anticipates that construction will start on the first dwelling(s) in April 2023, and the developer anticipates that the development will be completed by 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.489. The site has full planning permission for demolition of the existing dwelling and erection of 10 dwellings. At March 2022, the existing dwelling had been demolished, 3 new dwellings had been completed, and 7 new dwellings had not been started.

C.490. An obligation within the s106 agreement requires that no more than 4 dwellings can be occupied until either planning permission has been approved for 4 affordable dwellings on a nearby site within the village or a commuted sum in lieu of the provision of affordable housing has been paid to the Council. Full planning permission for 4 affordable dwellings on an associated site at 56 Spring Lane (S/1141/19/FL) was approved in February 2023.

C.491. The developer (Wood Oak Ltd) is advertising the development as The Cedars. The developer has advised that a total of 3 dwellings had been completed by 31 December 2022 and anticipates that no dwellings will be completed between 1 January and 31 March 2023 (see Response 72 in Appendix D). This results in no dwellings anticipated to be completed in 2022-2023. 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 72 in Appendix D). The developer anticipates that the development will be completed in 2027-2028 (see Response 72 in Appendix D).

C.492. The developer has highlighted that delays with considering variation of conditions applications are impacting on the build programme (see Response 72 in Appendix D). Officers are working with the developer to resolve the

outstanding planning issues related to a number of variation of conditions permissions and applications.

C.493. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Wood Oak Ltd), the site is under construction, and the developer anticipates that the remaining dwellings will be completed in 2027-2028. There is no evidence that the site will not be delivered within five years.

35 Knutsford Road, 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
21/00759/FUL	6 dwellings	Full	16 February 2021	-	24 September 2021
Total	**6 dwellings**	**-**	**-**	**-**	**-**

C.494. The site has full planning permission for part conversion of an existing building from supported living (7 bedrooms and 4 independent living units) to 10 independent living apartments with associated alterations to bin/bike/plant store and parking. At March 2022, no construction works had started on site.

C.495. The developer (Papworth Trust) has advised that the development was completed in January 2023 (see Response 73 in Appendix D).

Land east of Highfields Road, Caldecote *

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

C.496. The site had outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface water flood mitigation and attenuation; however this planning permission has lapsed. The site has detailed planning permission for 66 dwellings on phase 1. At March 2022, 42 dwellings had been completed and 24 dwellings were under construction.

C.497. The housebuilder (Linden Homes, part of the Vistry Group) is marketing the development as All Angels Park. The housebuilder has advised that a total of 42 dwellings had been completed by 31 December 2022 and anticipates that the remaining 24 dwellings will be completed between 1 January and 31 March 2023 (see Response 74 in Appendix D). This results in 24 dwellings anticipated to be completed in 2022-2023.

C.498. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 66 dwellings on phase 1 of this site fall within part (a) of the definition of deliverable. Phase 1 is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Linden Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by March 2023. There is no evidence that Phase 1 of this development will not be delivered within five years.

Rear of 18-28 Highfields Road, Highfields Caldecote *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2047/16/FL	71 dwellings	Full	8 August 2016	2 August 2017	14 September 2016
Total	**71 dwellings**				

C.499. The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At March 2022, 67 dwellings had been completed and 4 dwellings were under construction.

C.500. 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). One of these final five dwellings was completed in 2021-2022. At February 2023, one dwelling is watertight and therefore likely to be completed by 31 March 2023, one dwelling is well under construction but the roof is still being completed and it is missing its windows and therefore unlikely to be completed by 31 March 2023, and two dwellings are under construction but only have foundations. The Council has therefore assumed that one dwelling will be completed in 2022-2023, and the remaining three dwellings will be completed in 2023-2024.

C.501. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 71 dwellings on this site fall within part (a) of the definition of deliverable. The site is considered deliverable as: the site has full planning permission, and the 4 remaining dwellings are under construction. There is no evidence that this site will not be delivered within five years.

Land off Grafton Drive, Caldecote *

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

C.502. The site has detailed planning permission for 58 dwellings with public open space. At March 2022, 36 dwellings had been completed, 13 dwellings were under construction and 9 dwellings had not been started.

C.503. The housebuilder (Balfour Beatty Homes) is marketing the development as The Habitat. The housebuilder has advised that a total of 48 dwellings had been build completed by 31 December 2022 and anticipates that the remaining 10 dwellings will be build completed between 1 January and 31 March 2023 (see Response 75 in Appendix D). This results in 22 dwellings anticipated to be completed in 2022-2023.

C.504. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 58 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Balfour Beatty Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by March 2023. There is no evidence that the 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.505. The site has duplicate detailed planning permissions for 200 dwellings and demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation. At March 2022, the existing dwelling had been demolished, 36 new dwellings had been completed, 60 new dwellings were under construction, and 104 new dwellings had not been started.

C.506. The housebuilder (Redrow Homes) is marketing the development as Cottenham Grove. The housebuilder has advised that a total of 65 new dwellings had been completed by 31 December 2022 and anticipates that a further 13 new dwellings will be completed between 1 January and 31 March 2023 (see Response 76 in Appendix D). This results in 42 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the development will be completed by in 2026 (see Response 76 in Appendix D).

C.507. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 199 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the development is under construction, and the housebuilder anticipates the development will be completed in 2026. There is no evidence that the site will not be delivered within five years.

Land at Oakington Road, Cottenham *

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

C.508. The site has detailed planning permission for 121 dwellings and open space. At March 2022, 113 dwellings had been completed and 8 dwellings were under construction.

C.509. The housebuilder (Persimmon Homes) has advised the development was completed by December 2022 (see Response 77 in Appendix D).

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.510. The site has detailed planning permission for 140 dwellings. At March 2022, all 140 dwellings had not been started.

C.511. The housebuilder (Tilia Homes) is marketing the development as Kings Park. The housebuilder has advised that construction started on the first dwelling(s) in October 2022 (see Response 78 in Appendix D). The housebuilder has advised that no dwellings will be completed in 2022-2023 and anticipates that the first dwelling (the showhome) will be completed in June 2023 (see Response 78 in Appendix D). The housebuilder anticipates that the development will be completed by the end of 2025 (see Response 78 in Appendix D).

C.512. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 140 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Tilia Homes), the housebuilder has advised that construction has started on the first dwelling(s), and the housebuilder anticipates that the development will be completed by the end of 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.513. The site has full planning permission for a rural exception site for affordable housing consisting of 9 affordable dwellings and 3 market dwellings, which was approved in December 2020. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2022, all 12 dwellings had not been started.

C.514. The registered provider (Hastoe Housing Association) has advised that they have appointed a building contractor for the construction of the 9 affordable dwellings (see Response 79a in Appendix D). The registered provided has also advised that archaeological excavation works are being concluded prior to construction starting on the first dwelling(s) (see Response 79a in Appendix D). The registered provider anticipates that construction will start on the first

affordable dwelling(s) in spring 2023, and that the affordable dwellings will be completed in spring 2024 (see Response 79a in Appendix D). The registered provider has advised that the 3 market dwellings have been retained by the landowner (see Response 79a in Appendix D). The landowner anticipates that the 3 market dwellings will be completed in summer 2024 (see Response 79b in Appendix D).

C.515. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 12 dwellings on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the registered provider anticipates that construction will start on the first affordable dwelling(s) in spring 2023, the registered provider anticipates that the 9 affordable dwellings will be completed in spring 2024, and the landowner anticipates that the 3 market dwellings will be completed in summer 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.516. The site has full planning permission for 14 affordable dwellings, a new access roadway and parking, which was approved in April 2022. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.517. The developer (Bpha) has advised that they have exercised the option on the site and are currently out to tender for a building contractor for the scheme (see Response 80 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in September 2023, subject to securing a contractor, discharging pre-commencement conditions, and securing the necessary funding (see Response 80 in Appendix D). The developer anticipates that the development will be completed in November 2024 (see Response 80 in Appendix D).

C.518. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Bpha), the developer anticipates that construction will start on the first dwelling(s) in September 2023, 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.

Land at Chrishall Road, Fowlmere

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
20/01209/FUL	16 dwellings	Full	10 February 2020	-	1 March 2021
Total	**16 dwellings**	**-**	**-**	**-**	**-**

C.519. The site has full planning permission for 16 affordable dwellings and open space. At March 2022, all 16 dwellings were under construction.

C.520. The developer (Stonewater) has advised that no dwellings will be completed in 2022-2023 and anticipates that all 16 dwellings will be completed in May 2023 (see Response 81 in Appendix D).

C.521. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 16 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Stonewater), the development is under construction, and the developer anticipates that the development will be completed in May 2023. There is no evidence that the site will not be delivered within five years.

Land at Teversham Road, Fulbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0202/17/OL	110 dwellings	Outline	23 January 2017	09 August 2017	26 October 2017
S/3290/19/RM	110 dwellings	Reserved Matters	20 September 2019	-	10 June 2022
Total	**110 dwellings**	**-**	**-**	**-**	**-**

C.522. 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. Discharge of conditions applications are being considered by the Council.

C.523. The agent (on behalf of Castlefield International Ltd) has confirmed that the landowner will be the developer for this scheme (see Response 82 in Appendix D). The agent anticipates that, subject to the judicial review process, construction will start on the first dwelling(s) in Q4 2023, that the first dwelling(s) will be completed in Q3 2024, and that the development will be completed in Q1 2026 (see Response 82 in Appendix D). Both the outline and reserved matters planning permissions were subject to applications for statutory and judicial review, however, all applications were refused by Mr Justice Fordham on 2 February 2023.

C.524. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 landowner who will be the developer, the agent anticipates that construction will start on the first dwelling(s) in Q4 2023, the agent anticipates that the first dwelling(s) will be completed in Q3 2024, and the agent anticipates that the development will be completed in Q1 2026. 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.525. 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.

C.526. The agent (on behalf of Green Street Properties) has advised that their associated planning application (22/04403/FUL) for two additional dwellings, lift tower, double garages, carports, and bike stores has been withdrawn, and has advised that this will delay the implementation of the prior approval permission (see Response 83 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in summer 2023, that the first dwelling(s) will be completed in spring 2024, and that the development will be completed in autumn 2024 (see Response 83 in Appendix D).

C.527. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 11 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has prior approval permission, the agent anticipates construction will start on the first dwelling(s) in summer 2023, and the agent anticipates that the development will be completed in autumn 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.528. The site has detailed planning permission for 29 dwellings, which was approved in January 2022. A condition on the outline planning permission requires that the development begins not later than 18 months from the date of approval of the last of the reserved matters. At March 2022, all 29 dwellings had not been started.

C.529. The developer (Bushmead Homes, part of BPHA) has advised that they are working towards discharging all pre-commencement conditions to enable them to make a material start on site (see Response 84 in Appendix D). The developer anticipates that the first dwellings will be completed in 2024-2025 and that the development will be completed in 2025-2026 (see Response 84 in Appendix D).

C.530. The developer has highlighted that delays with discharging the pre-commencement conditions are impacting on the build programme (see Response 84 in Appendix D). Officers are working with the developer to resolve the outstanding planning issues related to the discharge of conditions applications.

C.531. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 29 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Bushmead Homes), the developer has advised that they are working towards discharging all pre-commencement conditions to enable them to make a material start on site, the developer anticipates that the first dwellings will be

completed in 2024-2025, and the developer anticipates that the development will be completed in 2025-2026. There is no evidence that the site will not be delivered within five years.

16-22 High Street & 1-4 Michael's Close, Girton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4302/19/FL	9 dwellings	Full	10 December 2019	10 June 2020	16 October 2020
Total	**9 dwellings**	**-**	**-**	**-**	**-**

C.532. The site has full planning permission for 15 dwellings and a small office building following the demolition of 6 existing dwellings and an office. At March 2022, the six existing dwellings had been demolished, and all 15 new dwellings were under construction.

C.533. The landowner (Girton Town Charity) has advised that no dwellings had been completed by 31 December 2022 and anticipates that all 15 dwellings will be completed between 1 January and 31 March 2023 (see Response 85 in Appendix D). This results in 15 dwellings anticipated to be completed in 2022-2023.

C.534. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 9 dwellings (net) on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the development is under construction, and the landowner anticipates that the development will be completed in 2022-2023. There is no evidence that the site will not be delivered within five years.

Land adjacent to Mores Meadow, Great Shelford

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4279/19/FL	21 dwellings	Full	3 December 2019	10 June 2020 11 November 2020	16 April 2021
Total	**21 dwellings**	**-**	**-**	**-**	**-**

C.535. The site has full planning permission for 21 dwellings (almshouses), the relocation of the allotments and the provision of public open space. At March 2022, all 21 dwellings were under construction.

C.536. The Great Shelford Parochial Charities website (dated 12 February 2023) confirms that the development has been completed.

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.537. 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.

C.538. The agent (on behalf of Churchill Retirement Living) anticipates that construction will start on site later in 2023 (see Response 87 in Appendix D). The agent anticipates that the build programme will be about 14 months, and therefore anticipates that the development will be completed in 2024-2025 (see Response 87 in Appendix D).

C.539. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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), the agent anticipates that construction will start on site later in 2023, and the agent anticipates that the development will be completed in 2024-2025. 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.540. The site has detailed planning permission for 16 dwellings, which was approved in May 2021. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2022, all 16 dwellings had not been started.

C.541. The housebuilder (Peter David Homes) is marketing the development as coming soon. The agent (on behalf of Peter David Homes) anticipates that construction will start on site in 2023 and that the first dwelling(s) will be completed in 2024 (see Response 88 in Appendix D). The agent anticipates that the development will be completed within the next two years (see Response 88 in Appendix D).

C.542. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 16 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Peter David Homes), the agent anticipates that construction will start on site in 2023, and the agent anticipates that the development will be completed within the next 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	02 August 2017	14 August 2018
20/02728/REM	153 dwellings	Reserved Matters	17 June 2020	-	16 December 2020
Total	**153 dwellings**	**-**	**-**	**-**	**-**

C.543. The site has detailed planning permission for 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space. At March 2022, the two existing dwellings had been demolished, 15 dwellings had been completed, 83 dwellings were under construction, and 57 dwellings had not been started.

C.544. 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 86 dwellings had been completed by 31 December 2022 and anticipates that a further 28 dwellings will be completed between 1 January and 31 March 2023 (see Response 89 in Appendix D). This results in 99 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the development will be completed in August 2024, with final handovers in September 2024 (see Response 89 in Appendix D).

C.545. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 153 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has

detailed planning permission, the site is in the ownership of a housebuilder (Hill) and is being brought forward through a partnership between Latimer and Hill, the development is under construction, and the housebuilder anticipates that the development will be completed in August 2024. There is no evidence that the site will not be delivered within five years.

Former Waste Water Treatment Facility, Cambridge Road, Hauxton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2184/16/OL	32 dwellings	Outline	26 August 2016	4 April 2018	29 January 2021
Total	**32 dwellings**	**-**	**-**	**-**	**-**

C.546. The site has outline planning permission for the demolition of existing structures, remediation of the site, and erection of up to 32 dwellings and open space. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by January 2024. A Discharge of Conditions application relating to the remediation strategy, odour management, and communications has been partially approved, and a further Discharge of Conditions application relating to construction processes is being considered by the Council.

C.547. It is unclear exactly when the development will be started and completed as the landowner (Bridgemere Group) has not provided a response. The landowner has previously advised that the heavily contaminated land requires remediation and that this needs to be carried out before construction could start on the first dwelling(s). The landowner previously anticipated that the development would be completed between 2026 and 2034, with 4 dwellings completed each year.

C.548. Given the previous use(s) on this site, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site, and therefore the Council has taken a conservative approach to delivery on this site. No allowance has been made for housing on this site within the five year period; however it is still anticipated that the development will come forward by 2041.

C.549. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site has outline planning permission, a Discharge of Conditions application has been partially approved, a Discharge of Conditions application is being considered by the Council, and the landowner previously anticipated that the development would be completed between 2026 and 2034. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Wellcome Genome Campus, Hinxton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4329/18/OL	1,500 dwellings	Outline	7 December 2018	24 October 2019	18 December 2020
Total	**1,500 dwellings**	**-**	**-**	**-**	**-**

C.550. 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.551. 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.552. 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.553. Urban & Civic are the master developer and delivery partner for this development. The agent (on behalf of Urban & Civic) has advised that Urban & Civic have instructed a multi-disciplinary team to progress the implementation of the scheme and work has been ongoing for around 18 months on a number of workstreams (see Response 91 in Appendix D). The agent has advised that applications to discharge pre-reserved matters site wide conditions and pre-commencement conditions have been approved (see Response 91 in Appendix D). The agent has also advised that reserved matters applications for enabling works, early landscaping works, and new site accesses of the A1301 have been approved (see Response 91 in Appendix D). The agent has advised that a full planning application for new bridges to link the existing campus with the expansion land was submitted in February 2023 (see Response 91 in Appendix D). The agent anticipates that a reserved matters application for the first phase of on-site infrastructure (including primary and secondary roads, drainage and utilities) will be submitted in Q2 2023 (see Response 91 in Appendix D). The agent has advised that works are underway in terms of planting, earthworks, and sustainable drainage systems, and for the initial site set up including site office and haul routes (see Response 91 in Appendix D). The agent anticipates that construction of the initial on-site infrastructure will start on site in Q4 2023 and be completed in Q3 2024 (see Response 91 in Appendix D).

C.554. The agent has advised that the Strategic Development Guide (site wide development and design guide) is being prepared, and has been subject to extensive discussions and engagement with the Council and other stakeholders (see Response 91 in Appendix D). The agent anticipates that the Strategic Development Guide will be reviewed by the Cambridgeshire Quality Panel before being submitted to the Council through a discharge of conditions application in spring 2023 (see Response 91 in Appendix D). The agent has advised that the conditions allow for concurrent submission of subsequent Development Briefs and reserved matters applications, and therefore that

Urban & Civic will submit the first Development Brief and built form reserved matters application whilst the application for the Strategic Design Guide is being considered (see Response 91 in Appendix D).

C.555. The agent anticipates that a reserved matters application for the first buildings (including circa 80 dwellings) will be submitted in Q3 2023, following pre-application engagement with the Council, and that this application will be approved by the end of 2023 (see Response 91 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q1/Q2 2024, and that the first dwelling(s) will be completed in 2025 (see Response 91 in Appendix D). The agent anticipates that a subsequent reserved matters application for circa 290 dwellings will be submitted in Q3/Q4 2023 (see Response 91 in Appendix D). For subsequent phases of dwellings, the agent anticipates that reserved matters applications will be submitted to enable consistent delivery of circa 200 dwellings per year (see Response 91 in Appendix D). The agent has advised that the first year of completions will be higher (250 dwellings) as there is already a demand for dwellings from EMBL (see Response 91 in Appendix D).

C.556. Officers anticipate that the first reserved matters application will be approved up to 3 months later than anticipated by the agent, and therefore to take account of this officers have assumed that the first year of completions will be 200 dwellings, rather than 250 dwellings as anticipated by the agent.

C.557. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), the 1,500 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site has outline planning permission,
- Urban & Civic 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 applications to discharge site wide pre-reserved matters conditions and pre-commencement conditions have been approved,
- reserved matters applications for enabling works, early landscaping works, and new site accesses of the A1301 have been approved, and the agent has advised that works are underway on site,
- the agent has advised that the Strategic Development Guide (site wide development and design guide) is being prepared, and anticipates that it will be submitted to the Council through a discharge of conditions application in spring 2023,
- the agent has advised that a full planning application for new bridges to link the existing campus with the expansion land was submitted in February

2023, and anticipates that a reserved matters application for the first phase of on-site infrastructure will be submitted in Q2 2023 and that construction will start on site in Q4 2023,

- the agent anticipates that a reserved matters application for the first buildings (including circa 80 dwellings) will be submitted in Q3 2023, that construction will start on the first dwelling(s) in Q1/Q2 2024, and that the first dwelling(s) will be completed in 2025,
- the agent anticipates that a subsequent reserved matters application for circa 290 dwellings will be submitted in Q3/Q4 2023, and
- for subsequent phases of dwellings, 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.558. The site has detailed planning permission for 55 dwellings with a landscape buffer. At March 2022, 22 dwellings were under construction and 33 dwellings had not been started. The Council's planning committee in September 2021 refused a variation of condition application (21/00629/S73) relating to an amended solution to the approved foul drainage design, and an appeal has been lodged.

C.559. The housebuilder (Abbey Homes) has advised that until the appeal relating to the foul drainage system has been decided the timetable for the delivery of this development is unknown, as there is currently no foul drainage connection in place for the site (see Response 92 in Appendix D).

C.560. Given that until the issues with the foul drainage system have been resolved there is some uncertainty regarding 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.561. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable as although the site has detailed planning permission, is in the ownership of a housebuilder and the development is under construction, until the issues with the foul drainage system have been resolved there is some uncertainty regarding whether this site can be delivered.

Land south of Wheatsheaf Barn, Horseheath Road, Linton *

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
S/2553/16/OL	42 dwellings	Outline	29 August 2016	-	14 March 2018
S/4418/19/RM	42 dwellings	Reserved Matters	18 December 2019	25 June 2020	2 July 2020
Total	**42 dwellings**				

C.562. The site has detailed planning permission for 42 dwellings and allotments. At March 2022, 8 dwellings had been completed and 34 dwellings were under construction.

C.563. The housebuilder (Croudace Homes) has advised that all 42 dwellings were build complete by 31 December 2022 (see Response 93 in Appendix D).

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.564. The site has full planning permission for demolition of the existing sales/workshop building and erection of 14 dwellings. At March 2022, no construction works had started on site.

C.565. The developer (Havebury Housing Partnership) has advised that demolition works have commenced on site so that a material start has been made and the planning permission will not lapse (see Response 94 in Appendix D). The developer has advised that applications to discharge pre-commencement conditions have been submitted (see Response 94 in Appendix D). The developer has advised that they intend to start construction works on the new dwellings as soon as the pre-commencement conditions have been discharged (see Response 94 in Appendix D). The developer anticipates that the development will be completed in July 2024 (see Response 94 in Appendix D).

C.566. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Havebury Housing Partnership), the developer has advised that a material start has been made on site so that the planning permission will not lapse, the developer has advised that applications to discharge pre-commencement conditions have been submitted, and the developer anticipates that the development will be completed in July 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.567. The site has full planning permission for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings and green space. At March 2022, the existing dwelling had been demolished, however no construction had started on the 22 new dwellings.

C.568. The developer (Accent) has advised that construction has started on the new dwellings (see Response 95 in Appendix D). The developer has advised that no dwellings will be completed in 2022-2023 and anticipates that the first dwelling(s) will be completed around September 2023, and that the development will be completed around November 2023 (see Response 95 in Appendix D).

C.569. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 21 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Accent), the developer has advised that construction has started on the new dwellings, and the developer anticipates that the development will be completed around November 2023. 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.570. The site has detailed planning permission for 199 dwellings and open spaces. At March 2022, 171 dwellings had been completed, 19 dwellings were under construction and 9 dwellings had not been started.

C.571. The housebuilder (Hopkins Homes) is marketing the development as Kingley Grove. The housebuilder has advised that a total of 183 dwellings had been completed by 31 December 2022 and anticipates that a further 8 dwellings will be completed between 1 January and 31 March 2023 (see Response 96 in Appendix D). This results in 20 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the development will be completed in July 2023 (see Response 96 in Appendix D).

C.572. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 199 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Hopkins Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in July 2023. There is no evidence that the site will not be delivered within five years.

Former GoCold building and former stables building, Station Yard, High Street, Meldreth

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1502/17/FL	22 dwellings	Full	16 February 2018	-	19 December 2019
S/3696/19/FL	1 dwelling	Full	7 November 2019	-	26 May 2021
Total	**23 dwellings**	**-**	**-**	**-**	**-**

C.573. The site has full planning permissions for 22 new dwellings and the change of use of the former stables building to a dwelling. A condition on each planning permission requires that the development begins within three years from the date of that permission. At March 2022, no construction works had started on site.

C.574. The agent (on behalf of Station Yard Meldreth Ltd) has advised that a material start has been made on the full planning permission for 22 dwellings so that the planning permission will not lapse (see Response 97 in Appendix D). The agent has advised that the site is in the process of being bought by Talbot Homes, and that they are making some revisions to the extant planning permissions (see Response 97 in Appendix D). The agent anticipates that construction will start on the first new dwelling(s) and the change of use of the former stables building in Q1 2024, that the first new dwelling(s) and the change of use will be completed in Q3 2024, and that the development will be completed in mid-2025 (see Response 97 in Appendix D).

C.575. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) 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 process of being bought by a housebuilder (Talbot Homes), the agent anticipates that construction will start on the first dwelling(s) and the change of use of the former stables buildings in Q1 2024, and the agent anticipates that the development will be completed in mid-2025. There is no evidence that the site will not be delivered within five years.

Land west of Mill Road, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2870/15/OL	53 dwellings	Outline	11 November 2015	-	18 January 2017
S/3683/17/RM	53 dwellings	Reserved Matters	19 October 2017	-	18 June 2018
Total	**53 dwellings**	**-**	**-**	**--**	**-**

C.576. The site has detailed planning permission for 53 dwellings and open space. At March 2022, 10 dwellings had been completed, 41 dwellings were under construction, and 2 dwellings had not been started.

C.577. The developer (This Land) is marketing the development as Spiregrass Square. It is unclear exactly when the development will be completed as the developer has not provided a response, however the developer previously anticipated that the development would be completed in 2023. At March 2023, Council Tax information records a total of 25 dwellings had been completed. This results in 15 dwellings anticipated to be completed in 2022-2023. The Council has assumed that the remainder of the development will be completed in 2023-2024.

C.578. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 53 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (This Land) and the development is under construction. There is no evidence that the site will not be delivered within five years.

Land adjacent to Longstanton Road, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2383/17/FL	26 dwellings	Full	14 July 2017	04 October 2017	25 January 2018
Total	**26 dwellings**	**-**	**-**	**-**	**-**

C.579. The site has full planning permission for 26 dwellings and landscaping. At March 2022, 6 dwellings were under construction and 20 dwellings had not been started.

C.580. The developer (Bushmead Homes) is marketing the development as Swanfield. The developer has advised that no dwellings had been completed by 31 December 2022 and anticipates that no dwellings will be completed between 1 January and 31 March 2023 (see Response 99 in Appendix D). The developer anticipates that all 26 dwellings will be completed between April and August 2023 (see Response 99 in Appendix D).

C.581. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Bushmead Homes), the development is under construction, and the developer anticipates that the development will be completed in August 2023. There is no evidence that the site will not be delivered within five years.

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.582. The site has full planning permission for 20 dwellings. At March 2022, 6 dwellings had been completed, 4 dwellings were under construction, and 10 dwellings had not been started.

C.583. The developer (Granary Developments) has advised that a dwelling (plot 10) had been completed by 31 December 2022 and anticipates that a further 2 dwellings (plots 7 & 8) will be completed between 1 January and 31 March 2023 (see Response 100 in Appendix D). The housebuilder anticipates that the remaining dwellings will be completed in 2023-2024 (see Response 100 in Appendix D). At March 2023, Council Tax information records that 7 dwellings are occupied (plots 1-6 and 10). Officers have therefore assumed that by 31 March 2023 that 9 dwellings will have been completed (plots 1-6, 7, 8 and 10), and this results in 3 dwellings anticipated to be completed in 2022-2023.

C.584. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 20 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Granary Developments), the development is under construction, and the developer anticipates 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.585. 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, which was approved in March 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.586. The housebuilder (Hayfield Homes) anticipates that construction will start on the first dwelling(s) in March 2023, that the first dwelling(s) will be completed in Q4 2023, and that the development will be completed in Q4 2024 (see Response 101 in Appendix D).

C.587. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 42 dwellings (net) on this site fall within part (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 anticipates that construction will start on the first dwelling(s) in March 2023, the housebuilder anticipates that the first dwelling(s) will be completed in Q4 2023, and the housebuilder anticipates that the development will be completed in Q4 2024. 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.588. The site has detailed planning permission for 10 dwellings and landscaping. At March 2022, all 10 dwellings had not been started. The agent (on behalf of Carlton Homes) has advised that a material start has been made on site so that the planning permission will not lapse, and anticipates that construction work will re-commence on site later in 2023 (see Response 102 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in autumn 2023, that the first dwelling(s) will be completed in late 2024/early 2025, and that the development will be completed in spring 2025 (see Response 102 in Appendix D).

C.589. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 10 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Carlton Homes), the agent has advised that a material start has been made on site so that the planning permission will not lapse, the agent anticipates that construction will start on the first dwelling(s) in autumn 2023, and the agent anticipates that the development will be completed in spring 2025. There is no evidence that the site will not be delivered within five years.

Land at Meldreth Road, Shepreth *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3052/16/FL	25 dwellings	Full	15 November 2016	1 November 2017	30 August 2018
Total	**25 dwellings**	**-**	**-**	**-**	**-**

C.590. The site has full planning permission for 25 dwellings and landscaping. At March 2022, all 25 dwellings were under construction.

C.591. The housebuilder (Stonebond Properties) has advised that the development was completed in November 2022 (see Response 103 in Appendix D).

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	-
Total	**retirement care village**	**-**	**-**	**-**	**-**

C.592. 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. The Council's planning committee in February 2023 approved a reserved matters application for a retirement village comprising of 147 dwellings for older people and a pavilion including café, bar, restaurant,

and wellness centre, and open space. The developer (Rangeford Villages) is marketing the development as Strawberry Fields.

C.593. The developer has advised that they are currently tendering for a main contractor (see Response 104 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in June 2023, that the first dwelling(s) will be completed in December 2024, and that the development will be completed in October 2025 (see Response 104 in Appendix D).

C.594. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 147 dwellings for older people on this site fall into part (b) of the definition of deliverable. This site is considered deliverable as: the site has outline planning permission, the Council's planning committee in February 2023 approved a reserved matters application, the site is in the ownership of a developer (Rangeford Villages), the developer anticipates that construction will start on the first dwelling(s) in June 2023, the developer anticipates that the first dwelling(s) will be completed in December 2024, and the developer anticipates that the development will be completed in October 2025. There is clear evidence that housing completions will begin on site within five years.

18 Boxworth End, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0875/15/OL	30 dwellings	Outline	9 April 2015	-	12 May 2016
S/2900/18/RM	30 dwellings	Reserved matters	27 July 2018	-	19 December 2018
Total	**30 dwellings**	**-**	**-**	**-**	**-**

C.595. The site has detailed planning permission for 30 dwellings, open space, children's play area and landscaping. At March 2022, 28 dwellings had been completed and 2 dwellings were under construction.

C.596. The housebuilder (Matthew Homes) has advised that the development was completed in July 2022 (see Response 105 in Appendix D).

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.597. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings, public open space, and children's play area, which was approved in June 2020. 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 2022, no construction works had started on site. A Certificate of Lawfulness (22/04622/CLUED) to demonstrate that a material start has been made on the permission, in the form of demolition of the existing dwelling, is being considered by the Council.

C.598. The developer (Bushmead Homes, part of BPHA) has advised that they consider the planning permission to be implemented and are currently in discussions with highways and planning to progress matters (see Response 106 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in early 2024, that the first dwelling(s) will be completed in early 2025, and that the development will be completed in December 2026 (see Response 106 in Appendix D).

C.599. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 69 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Bushmead Homes), the developer considers that a material start has been made so that the planning permission will not lapse, the developer anticipates that construction will start on the first dwelling(s) in early 2024, and the developer anticipates that the development will be completed in December 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.600. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and a convenience store. At March 2022, the existing buildings had been demolished and all 16 new dwellings were under construction.

C.601. The agent (on behalf of Brown and Law SIPP) anticipates that the first dwelling(s) will be completed in April 2023 and that the development will be completed in July 2023 (see Response 107 in Appendix D).

C.602. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 16 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the development is under construction, and the agent anticipates that the development will be completed in July 2023. There is no evidence that the site will not be delivered within five years.

Land to East of Cody Road and north of Bannold 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/4744/18/FL	21 dwellings	Full	17 December 2018	-	4 February 2021
Total	**21 dwellings**	**-**	**-**	**-**	**-**

C.603. The site has full planning permission for 21 dwellings with associated access, landscaping, open space and garages. At March 2022, 14 dwellings had been completed and 7 dwellings were under construction.

C.604. The developer (Matthew Homes) has advised that the development was completed in December 2022 (see Response 108 in Appendix D).

Lion Works, Station Road West, Whittlesford Bridge *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0746/15/OL	59 dwellings	Outline	26 May 2015	2 August 2017	14 August 2018
21/02476/REM	66 dwellings	Reserved Matters	27 May 2021	-	-
Total	**59 dwellings**	**-**	**-**	**-**	**-**

C.605. The site has outline planning permission for residential development. The outline planning permission does not restrict the number of dwellings that could be considered through a reserved matters application, but the plans submitted as part of the outline planning application show the demolition of the existing dwelling and 60 new dwellings. A reserved matters planning application for 67 residential units following the demolition of 39a Station Road West (an existing dwelling) was refused in July 2022 and an appeal has been lodged against this refusal.

C.606. The agent (on behalf of Whittlesford Parkway LLP) has advised that a new full planning application will be submitted in Q1 2023 (see Response 109 in Appendix D). The agent anticipates that the required land remediation work will be carried out within six months of planning permission being granted (see Response 109 in Appendix D). The agent has indicated that if the appeal is allowed that construction would start on the first dwelling(s) in summer 2024, that the first dwellings would be completed in early 2025, and that the development would be completed in early 2026 (see Response 109 in Appendix D).

C.607. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable as unless the appeal is allowed so that reserved

matters planning permission is granted, the site does not have an extant planning permission that can be implemented, and therefore the Council does not have any clear evidence that housing completions will begin on site within five years.

Land off Haden Way, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2456/15/OL	64 dwellings	Outline	04 December 2015	03 August 2016	10 January 2017
S/4441/18/RM	61 dwellings	Reserved Matters	26 November 2018	-	7 May 2020
Total	**61 dwellings**	**-**	**-**	**-**	**-**

C.608. The site has detailed planning permission for 61 dwellings. At March 2022, 18 dwellings had been completed, 21 dwellings were under construction and 22 dwellings had not been started.

C.609. The housebuilder (Brampton Valley Homes) is marketing the development as Westmere. The housebuilder has advised that a total of 28 dwellings had been completed by 31 December 2022 and anticipates that a further 24 dwellings will be completed between 1 January and 31 March 2023 (see Response 110 in Appendix D). This results in 34 dwellings anticipated to be completed in 2022-2023. The housebuilder anticipates that the remaining 9 dwellings will be completed in April 2023 (see Response 110 in Appendix D).

C.610. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 61 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Brampton Valley Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in April 2023. There is no evidence that the site will not be delivered within five years.

Land south of 1b Over Road, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2921/15/OL	26 dwellings	Outline	17 December 2015	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.611. 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. An application (22/03792/S106A) to modify the s106 agreement to meet the needs of the intended Registered Provider (Stonewater) is being considered by the Council.

C.612. It is unclear exactly when the development will be started and completed as the Registered Provider has not 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.613. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has 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.614. The site has full planning permission for 25 dwellings and open space. At March 2022, all 25 dwellings had not been started.

C.615. The developer (Accent) has advised that construction is well underway, and that construction has started on all 25 dwellings (see Response 112 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in September 2023 and that the development will be completed in October 2023 (see Response 112 in Appendix D).

C.616. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 25 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Accent), the developer has advised that the development is under construction, and the developer anticipates that the development will be completed in October 2023. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less in South Cambridgeshire

C.617. At 31 March 2022, there were 186 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 2022 and 2024, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.618. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

C.619. At 31 March 2022, there were 328 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 2022 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.620. However, before the 9% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2022 with a planning permission that would lapse by 31 March 2023. If the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 33 dwellings from the small sites with planning permission that were not under construction at 31 March 2022.

C.621. After the 9% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 268 dwellings are anticipated to be completed between 2022 and 2027, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.622. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

C.623. Between 1 April and 31 December 2022, 147 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, 134 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.624. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

Unallocated Sites with Resolution to Grant Planning Permission

C.625. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

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	-
Total	**34 dwellings**	**-**	**-**	**-**	**-**

C.626. The Council's planning committee in September 2022 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.627. The developer (Prime Crest Homes) has advised that they are negotiating with the Council for them to act as the Registered Provider for this development (see Response 113 in Appendix D). The developer has also advised that they will seek to submit a reserved matters application as soon as the deal has been completed (see Response 113 in Appendix D). The developer anticipates that all of the dwellings will be completed in 2024/2025 (see Response 113 in Appendix D).

C.628. As there are still issues to be resolved regarding the development of this site, including securing a Registered Provider, 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.

C.629. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the Council has resolved to grant outline planning permission for the site, the site is in the ownership of a developer (Prime Crest Homes), the developer has advised that they will seek to submit a reserved matters application as soon as a Registered Provider has been secured, and the developer anticipates that all of the dwellings will be completed in 2024/2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Windfall Allowance

C.630. The windfall allowance is included in Table C4 and Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.631. The NPPF (published in July 2021, paragraph 71) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends. The Councils' evidence of past rates of delivery from windfall sites, and the reasons why windfalls will continue to be delivered in Greater Cambridge, are summarised in Appendix A.

C.632. The housing trajectory includes two types of windfall sites: (i) developments on unallocated sites with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, which are listed in the commentary above; and (ii) developments that are not yet known about that will come forward in future on land not allocated (the windfall allowance). The windfall allowance is not considered to meet the definition of deliverable in the glossary of the NPPF (published in July 2021), and therefore no anticipated completions from the windfall allowance are included within the five year period.

C.633. 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.634. In Cambridge, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 185 dwellings or more in a year beyond the five year period, no windfall

allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 185 dwellings, a windfall allowance is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 185 dwellings a year.

C.635. In South Cambridgeshire, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 240 dwellings or more in a year beyond the five year period, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 240 dwellings, a windfall allowance is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 240 dwellings a year.

C.636. 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.637. '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.638. Additionally, given the circumstances in which the Wellcome Genome Campus development (see paragraphs C.550 to C.556 above) was permitted, the Council has excluded completions from this permission when calculating the windfall allowance to be included each year in the housing trajectory. This development was permitted as a departure to the development plan and is for a significantly larger number of dwellings than would usually be permitted on windfall sites. To include its completions within the up to 240 dwellings a year

for windfalls would under estimate the future delivery of windfalls in South Cambridgeshire.

C.639. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the windfall allowance is considered developable as each of these sites will be permitted in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Appendix D: Responses

Allocations in the Cambridge Urban Area

Response 1: 379-381 Milton Road, Cambridge

From: Brockton Everlast
Sent: 16 March 2023 11:48

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 has been appointed and we are at the early stages of looking at initial design proposals for the site.

2. When will the site become available?

At this stage, our best estimate of when dwellings on the site could be delivered is 2027/28.

3. You previously advised that you were in the process of assembling a professional team to work up initial design proposals for the site. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

See above.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

The development is anticipated to comprise approximately 95 units.

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

Yes this remains the intention.

6. You previously anticipated that a planning application would be submitted in 2023, 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 likely that an application will now be made in 2024. 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 possible that construction could still commence in 2025.

8. You previously anticipated that the first dwelling(s) would be completed in 2026/2027. 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 at the end of 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

At this stage, our best estimate is that the development would complete in 2027/2028.

10. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: None
    - 1 April 2024 – 31 March 2025: None
    - 1 April 2025 – 31 March 2026: None
    - 1 April 2026 – 31 March 2027: None
    - 1 April 2027 – 31 March 2028: 95

11. 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.

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 2: BT telephone exchange and car park, Long Road, Cambridge

No response has been received from Telereal Trillium or their agent.

Response 3a: ATS Euromaster, 143 Histon Road, Cambridge

From: Hartnell Taylor Cook
Sent: 30 January 2023 09:34

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?

The site is currently (January 2023) under offer for sale to residential developers with a view to residential development subject to planning consent.

2. You previously advised that although some discussions had taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole, it had been decided to bring the different parcels within the site forward individually. Is that still the case?

Yes

3. When will the site become available for redevelopment?

Upon completion of the site sale and grant of planning consent; currently (January 2023) expected to be c.Q1/Q2 2024.

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?

Assessments are being undertaken independently by the prospective purchasers of the site.

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

The site has been marketed and is now under offer to a proposed purchaser.

6. You previously anticipated that the ATS Euromaster part of the allocation could accommodate 40-50 dwellings. Is this still the anticipated number of dwellings for this part of the site?

Yes

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

A full planning application is anticipated Q.2/Q.3 2023.

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

Subject to achieving planning consent Q1/Q2 2024.

9. You previously anticipated that the first dwelling(s) would be completed in Q1/Q2 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Subject to receiving planning consent Q1/Q2 2025.

10. You previously anticipated that the development would be completed at the end of 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

End of 2025

11. What are the anticipated completions for each of the next five years on the ATS Euromaster part of this allocation?

All units completed between 01/01/25 and 31/12/25.

12. 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.

Not applicable

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?

Achieving planning consent. To be overcome by submitting planning application.

Response 3b: Murketts, 137 Histon Road, Cambridge

From: Cambridge Investment Partnership
Sent: 21 March 2023 12:37

Cambridge Investment Partnership now own this site, and are looking to bring it forward for housing development within the next five years.

The questions sent to Cambridge Investment Partnership were:

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?

2. You previously advised that although some discussions had taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole, it had been decided to bring the different parcels within the site forward individually. Is that still the case?

3. When will the site become available for redevelopment?

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

6. You previously anticipated that the Murketts part of the allocation could accommodate 60-95 dwellings. Is this still the anticipated number of dwellings for this part of the site?

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. You previously anticipated that the development would be completed in early 2024. Is that still the intention? If not, 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 Murketts part of this allocation?

- 1 April 2023 – 31 March 2024:
- 1 April 2024 – 31 March 2025:
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:

12. 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.

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 4: Travis Perkins, Devonshire Road, Cambridge

From: Bidwells
Sent: 20February 2023 10:24

1. The site is allocation R9 in the Cambridge Local Plan 2018, and has an indicative capacity of 43 dwellings. Planning committee in August 2022 approved a full planning application for the demolition of existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii), two new residential buildings comprising 70 residential units, one new building comprising flexible commercial space (Class E) to include a creche, and flexible community space (Class F.1 / F.2), subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?

We are awaiting completion of the Section 106 Agreement and issue of the decision notice (due early March 2023). We are having ongoing discussions with planning officers regarding discharge of conditions. Progress is moving forward and pace is likely to increase significantly once the decision notice is issued.

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

The applicant will be developer and no forward sale will happen, in this instance.

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

April 2024

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

December 2025

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

December 2025

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026: 70 units
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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.

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?

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 5: Police Station, Parkside, Cambridge

From: Cambridgeshire Constabulary
Sent 14 February 2023 11:47

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?

Due diligence surveys undertaken at Parkside and the Police have obtained planning consent on the proposed replacement Station at Milton which is now subject to a minimum 9 month delay due to archaeological findings and investigations.

2. You previously advised that the site would become available once the police have relocated to the new police station at Milton. Is that still the case? If not, when will the site become available?

Yes this is still the intention but following completion of the archaeological investigations further market testing will need to be undertaken to ensure the project is within budget.

3. 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?

No further investigations carried out.

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

A developer partner has not been appointed. The timing of this will be guided by progress on the Milton project.

5. 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?

2025

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?

Yes 2026

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?

Yes 2027

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?

Yes 2028

9. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: TBA
   - 1 April 2027 – 31 March 2028: TBA

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.

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?

Increased construction costs

Response 6: Ridgeons, Cromwell Road, Cambridge

From: Cambridge Investment Partnership
Sent: 6 February 2023 14:42

1. The site has full planning permission for 295 dwellings and is under construction. At March 2022, our monitoring recorded that 123 dwellings had been completed and 172 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    186

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    105

2. You previously anticipated that the development would be completed by June 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

    Anticipated completion date is October 2023

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 4
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

    n/a

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

No response has been received from Telereal Trillium or their agent.

Response 7b: Carlyle House, Carlyle Road, Cambridge

From: Longmead Capital Limited
Sent: 07 February 2023 09:21

As you note below, you sent a similar email to us exactly a year ago and our response then was that the site was granted planning for an extension of the building and for it to retain as office use in the short-medium term.

Since then we have sought to achieve vacant possession of the building in order to commence works in line with the planning permission. Vacant possession will be achieved in July 2023 and we anticipate works commencing from then onwards and to last approximately 12 months.

When we had previously looked at all options for the property, residential use within the existing footprint of the building was not a viable option against remaining as an office. However it may be viable should the property be extended. However, I understand that the planning permission that was granted for an extension of the office prohibited residential use, does your email below imply that this restriction/prohibition would no longer exist? If so we can look again at the viability of a residential scheme on the site and come back to you with our findings.

The questions sent to Longmead Capital were:

1. The site 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 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. You previously advised that a planning permission was approved for extensions to Carlyle House to provide additional office space. Is this planning permission being taken forwards? If not, when will the site become available for housing?

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

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 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?

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 Carlyle House part of this allocation?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

11. 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.

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 8: 295 Histon Road, Cambridge

From: Laragh Homes
Sent: 30 January 2023 09:48

1. The site has full planning permission for demolition of the existing dwelling and erection of 27 new dwellings and is under construction. At March 2022, our monitoring recorded that the existing dwelling had been demolished, 18 new dwellings were under construction and the remaining 9 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Affordable Plots (19-27) are due to be complete end of March 2023.

2. You previously anticipated that the first dwelling(s) would be completed in July 2022. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

    No, no dwellings are yet to be complete. The affordable plots are due end of March 2023 and then the first private plots will be mid-April onwards.

3. You previously anticipated that the development would be completed in late 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

    July 2023.

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 18
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

    N/A

Response 9: Betjeman House, Hills Road, Cambridge

From: Bidwells
Sent: 30 January 2023 09:36

We are currently acting for Railpen/Socius who will be delivering the appeal scheme. We are in the process of discussing the implementation of the consent with your DM colleagues and hope to start on site later this year. Accordingly, the site is not anticipated to contribute towards the Council's housing land supply and it should not feature in your housing trajectory.

The questions sent to Bidwells were:

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 has been made towards delivery of dwellings on this site?

2. Planning permission was allowed on appeal for 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. Is this planning permission being taken forwards? If not, when will the site become available for housing?

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

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

5. When do you anticipate that the first dwelling(s) 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 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

8. 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.

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

From: Weston Homes
Sent: 30 January 2023 10:57

1. Blocks I1 and K1 within the pink phase have full planning permission for the demolition of the existing buildings and the construction of two new mixed use buildings for office floorspace (Class B1), retail/cafe/restaurant floorspace (Class A1/A3) and 89 dwellings. At March 2022, our monitoring recorded that the 24 dwellings in building K1 had been completed and the 65 dwellings in building I1 were under construction.
    a. Which plots had been completed by 31 December 2022?

    88

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    1

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

Last unit due to complete mid February 2023

3. What are the anticipated completions for each of the next five years in blocks I1 and K1?
    - 1 April 2023 – 31 March 2024:0
    - 1 April 2024 – 31 March 2025:0
    - 1 April 2025 – 31 March 2026:0
    - 1 April 2026 – 31 March 2027:0
    - 1 April 2027 – 31 March 2028:0

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

There are no completions at this time.

Response 11a: Camfields Resource Centre, Ditton Walk, Cambridge

From: Carter Jonas
Sent: 28 February 2023 17:35

With regard to 139 Ditton Walk we are currently undergoing pre-application discussions with the LPA. The aim is for This Land to start construction on site in March 2024 with residents moving in May 2025.

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. 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?

4. You previously submitted a full planning application for 14 dwellings, that was later withdrawn. How many dwellings do you anticipate can be accommodated on the Camfields Resource Centre part of the allocation?

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

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 the Camfields Resource Centre part of this allocation?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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.

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 11b: Oil Depot, Ditton Walk, Cambridge

From: Motor Fuel Group
Sent: 15 February 2023 10:09

Honestly, I haven't done anything about this site. I can't break the oil depot lease so my hands are tied until 2036. Motor Fuel Group have over 1,000 land holdings and 900+ trading forecourts so a piece of land this far away from development just isn't a priority given planning permissions only last 3 year there is no point me even looking into this for 10 years.

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?

None, site isn't available.

2. You previously advised that the site would become available in 2036. Is that still the case? If not, when will the site become available?

Still unavailable until 2036.

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?

There is no intention to apply for planning. Not until at least 2035 anyway.

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

No idea, as many as we can get when the time come. Same amount as the adjacent site that's being built.

5. 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?

None, site not available for over 10 years.

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

2035

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

N/A

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

N/A

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

N/A

10. What are the anticipated completions for each of the next five years on the Oil Depot part of this allocation?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

N/A

11. 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.

N/A

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 12a: 149 Cherry Hinton Road, Cambridge

From: Carter Jonas
Sent: 28 February 2023 16:13

The site is not being progressed for residential purposes (you will see that the recent consents granted are all for rationalisation and enhancement of the existing commercial use) and so will not deliver any housing.

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. 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. You previously advised that a planning permission was approved for extensions and alterations to the existing buildings to enable continued business use of the site, and that the landowners do not intend to deliver housing on this site. Is this still the intention? If not, when will the site become available for housing?

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 GCR CamProp Ten Ltd part of the allocation?

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

7. 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?

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 GCR CamProp Ten Ltd part of this allocation?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

12. 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.

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 12b: Telephone Exchange, Coleridge Road, Cambridge

No response has been received from Telereal Trillium or their agent.

Response 13: Mill Road Depot, Mill Road, Cambridge

From: Cambridge Investment Partnership
Sent: 14 February 2023 11:38

1. The site has full planning permission for 236 dwellings and is under construction. At March 2022, our monitoring recorded that 191 dwellings had been completed and the remaining 45 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    228

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    8

2. You previously anticipated that the development would be completed by autumn 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

Completed 31/01/23

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

n/a

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

n/a

Response 14: Horizon Resource Centre, 285 Coldham's Lane, Cambridge

From: Cambridgeshire County Council
Sent: 27 February 2023 11:39

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 15: Cambridge Professional Development Centre, Foster Road, Cambridge

From: Cambridgeshire County Council
Sent: 28 February 2023 14:25

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?

The County Council is in early discussions with a developer.

2. You previously advised that the site is currently in operational use, but that you will be looking to progress the delivery of dwellings on this site shortly due to the poor condition of the building such that it is nearing the end of its economic life. Is that still the case? If not, when will the site become available?

The operational service delivery requirements will need to be reviewed and considered as part of the project to release the site for development. [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 by the County Council. It is understood that the developer has undertaken some high-level planning assessment work.

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 are 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 16a: Clifton Road Industrial Estate

From: Deloitte
Sent: 15 February 2023 10:48

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.

2. You previously advised that discussions had taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole, but that as the land remains in separate ownership it could not be brought forward as a whole. Is that still the case? 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 2026/2027. Is this still the case? If not, when will the site become available for housing?

It is likely that this will be pushed back a year to 2027/2028.

4. You previously advised that you would be undertaking a site assessment in 2022. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

The site assessment commenced at the end of 2022, but the majority of work will be undertaken in 2023.

5. You previously anticipated that the Clifton Road Industrial Estate (including Rustat House) part of the allocation could accommodate circa 550 dwellings. Is this still the anticipated number of dwellings for this part of the site?

Draft Site Allocation S/C/M2 ‘Clifton Road Area’ identifies the site for mixed use development. USS is supportive of the allocation for comprehensive mixed use development. It is anticipated that 200-550 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.

6. You previously advised that you were shortlisting development advisors and that USS may be the developer for the first phase. Have you selected a developer to bring forward the delivery of this site? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

USS has selected a development advisor. Currently it is expected that USS will be the developer but this may change in the future.

7. You previously anticipated that an outline/hybrid planning application would be submitted in 2023/2024. 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?

2024/2025.

8. 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 or full planning application(s) for the first phase of dwellings will be submitted?

    2024/2025.

    b. How many dwellings do you anticipate the first phase will accommodate?

    Without a design, this is not known at this stage.

    c. You previously anticipated that construction would start on the first dwelling(s) in 2026/2027. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

    2027/2028.

    d. You previously anticipated that the first dwelling(s) would be completed in 2026/2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

    2027/2028.

    e. When do you anticipate that the first phase of dwellings will be completed?

    As Part A.

9. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
    a. When do you anticipate that a reserved matters or full planning application(s) will be submitted for each phase?

    2027/2028.

    b. How many dwellings do you anticipate each phase will accommodate?

    Without a design, this is not known at this stage.

    c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

    Without a design, this is not known at this stage.

    d. When do you anticipate that the first dwelling(s) in each phase will be completed?

    Without a design, this is not known at this stage.

    e. When do you anticipate that each phase of dwellings will be completed?

    Without a design, this is not known at this stage.

10. 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 2031/2032. Is that still the intention? If not, when do you anticipate that the development will be completed?

2032/2033.

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 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0

- 1 April 2027 – 31 March 2028: c. 100

13. 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.

Around 100 per year, this may vary depending on the design, phasing and mix of uses etc.

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 16b: Clifton Court, Cambridge

From: Dencora
Sent: 6 February 2023 10:32

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 – we believe there is substantial value in the existing use.

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?

The expectation is still that the individual sites will be brought forward separately. At present we are not in discussions with the landowners of the other elements of the allocation area in question.

3. You previously advised that you do not intend to bring Clifton Court forward for an alternative use at this time as the commercial demand remains strong for office accommodation in this area. Is this still the intention? If not, when will the site become available for housing?

The market demand for the existing use remains strong. We do not have any plans to bring the site forward for housing.

4. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not applicable.

5. How many dwellings do you anticipate can be accommodated on the Clifton Court part of the allocation?

Not applicable.

6. 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?

We would still bring forward any development ourselves in the scenario that redevelopment was appropriate.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

11. What are the anticipated completions for each of the next five years on the Clifton Court part of this allocation?

Not applicable.

12. 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.

Not applicable.

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?

Not applicable.

Response 16c: Royal Mail Sorting Office, Cambridge

No response has been received from Royal Mail Group or their agent.

Response 16d: Unit 2 Clifton Way, Cambridge

From: Landsec
Sent: 1 March 2023 08:52

1. Unit 2 Clifton Way (owned by X-Leisure, 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 has been undertaken 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, including some form of residential.

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?

No. High level feasibility work has only been undertaken to assess the re-development potential of the Cambridge Leisure site as a whole (including Unit 2 Clifton Way land). A variety of uses have been explored, including a form of residential.

3. When will the site become available for redevelopment?

The site has the potential to become available for redevelopment from 21 Feb 2026 (this being the first break opportunity in the lease agreement with the incumbent tenant).

4. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

High level feasibility work was undertaken in 2022 to assess the viability of delivery of alternative uses on the Cambridge Leisure site as a whole (including Unit 2 Clifton Way). The 2022 feasibility work looked to test hotel uses on the Unit 2 Clifton Way land; however testing in early 2023 is considering a wider range of uses for this site including a residential offer.

5. How many dwellings do you anticipate can be accommodated on the Unit 2 Clifton Way part of the allocation?

Subject to further testing, viability and discussions with the Local Planning Authority we would anticipate that c100 units could be accommodated on the Pickfords site or

elsewhere within a redeveloped Cambridge Leisure Park. It should however be noted that multiple alternative uses are being considered for the site which may be more viable.

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

The landowner is considering a planning application across the whole Cambridge Leisure Site (including Unit 2, Clifton Way), the landowner is likely to be one of the delivery partners.

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

No plans to submit a planning application have yet been made as the project is still considered to be at a feasibility stage (and requires board approvals). Should the re-development proposals be deemed viable it is possible that a planning application could come forward in 2024.

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

No delivery programme has been established as the project is still in feasibility stage, however subject to securing a viable planning consent it is possible that construction could commence in summer 2026.

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

It is feasible that subject to all of the above, completion could be summer 2028

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

See above

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 2023 – 31 March 2024: n/a
    - 1 April 2024 – 31 March 2025: n/a
    - 1 April 2025 – 31 March 2026: n/a
    - 1 April 2026 – 31 March 2027: n/a
    - 1 April 2027 – 31 March 2028: n/a

12. 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.

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 project is still at feasibility stage and a variety of uses are being considered for the site.

Response 17: 82-88 Hills Road and 57-63 Bateman Street, Cambridge

From: Bidwells
Sent: 8 March 2023 11:08

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. When will the site become available for housing?

It is still anticipated that the site will become available before 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?

Initial feasibility studies have been undertaken and detailed site assessment will follow.

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

To be confirmed.

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

Within the next 10 years

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

Within the next 10 years

8. 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 2028-2029 onwards at the same build out rate as anticipated in 2027-2028? 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 18a: 636-656 Newmarket Road and East Barnwell Community Centre, Cambridge

From: Greater Cambridge Housing Development Agency
Sent: 20 February 2023 14:33

Our current plans will create 131 dwellings

Phase 1: 59 dwellings on the Bowls Club site
Phase 2: 61 dwellings on the local centre site including 636-656 Newmarket Road; 11 dwellings on the current community centre site

636-656 Newmarket Road is part of R6 as is the existing community centre site. We are in discussions with Christ the Redeemer Church but they are not part of the current pre-app process and we envisage the initial application being focussed on the sites owned by the two Councils. The further site within R6 is the Spiritualist Church and our understanding is that they do not intend to participate in the redevelopment.

The intention for the Council owned sites is to submit a planning application this summer – the target is June and to complete Phase 1 summer 2025. Phase 2 will follow on and could complete summer 2027.

The scheme involves reprovision of community centre, library, pre-school and commercial units on site and the bowls club, pavilion, tennis court and facilities to offset the loss of the MUGA off-site.

The questions sent to the Greater Cambridge Housing Development Agency, Cambridge Investment Partnership and Cambridgeshire County Council were:

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. What progress has been made towards delivery of dwellings on these two areas of land?

2. We understand that Cambridge City Council and Cambridgeshire County Council are working together with Cambridge Investment Partnership to redevelop these two areas of land within allocation R6. We understand that the redevelopment proposals also include some areas of land adjoining and near to the allocation, 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?

3. When will the land become available for redevelopment:
    a. at 636-656 Newmarket Road?
    b. at East Barnwell Community Centre?

4. We understand that you are currently undertaking public consultation on proposals for this area ahead of submitting a planning application. We understand that these proposals are for:
    a. 636-656 Newmarket Road: demolition of the 12 existing flats and construction of 61 new flats, and
    b. East Barnwell Community Centre: demolition of the existing buildings and construction of 11 new houses.

    In terms of what you anticipated within the boundary of allocation R6, is this correct?

5. We understand that you anticipate that a planning application will be submitted in spring / summer 2023. Is that correct? Will the planning application be a full application or an outline application?

6. What is your anticipated programme for the delivery of dwellings at 636-656 Newmarket Road (which forms part of site 2 in your proposals)? 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 636-656 Newmarket Road will be completed?

7. What is your anticipated programme for the delivery of dwellings at East Barnwell Community Centre (which is site 3 in your proposals)? 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 East Barnwell Community Centre will be completed?

8. What are the anticipated completions for each of the next five years on the 636-656 Newmarket Road part of this allocation?
    - 1 April 2023 – 31 March 2024:
    - 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. Are the anticipated completions for 2028-2029 onwards on the 636-656 Newmarket Road part of this allocation at the same build out rate as anticipated in 2027-2028? If not, please provide anticipated completions for each year.

10. What are the anticipated completions for each of the next five years on the East Barnwell Community Centre part of this allocation?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

11. Are the anticipated completions for 2028-2029 onwards on the East Barnwell Community Centre part of this allocation at the same build out rate as anticipated in 2027-2028? 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 18b: Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Newmarket Road, Cambridge

No response has been received from The Churches Trust.

Response 18c: Cambridge Spiritualist Centre, Newmarket Road, Cambridge

From: Cambridge Spiritualist Centre
Sent: 28 February 2023 17:10

1. The Cambridge Spiritualist Centre 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 Cambridge Spiritualist Centre site?

None. We have already advised you that we did not wish to be part of the development scheme and we would preserve our property as a Spiritualist Centre together with car parking.

2. You previously advised that you have no plans to redevelop the Cambridge Spiritualist Centre part of the allocation. Is this still the intention? If not, when will the site become available?

We have no intention to redevelop the site save for an application which may occur to extend our current buildings for community or church purposes.

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?

None.

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?

No such consideration is being given.

5. How many dwellings do you anticipate can be accommodated on the Cambridge Spiritualist Centre part of the allocation?

We do not wish to be part of any redevelopment scheme.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

11. What are the anticipated completions for each of the next five years on the Cambridge Spiritualist Centre part of this allocation?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

Not applicable.

12. 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.

Not applicable.

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?

Not applicable.

Response 19: 315-349 Mill Road and Brookfields, Cambridge

No response has been received from Cambridgeshire Community Services NHS Trust.

Response 20: Grange Farm, off Wilberforce Road, Cambridge

From: Shrimplin Planning & Development
Sent: 16 February 2023 06:10

Apologies for not responding sooner. We responded to the survey last year and the information/dates remain the same.

The questions sent to Shrimplin Planning & 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). At March 2022, our monitoring recorded that all 39 dwellings had not been started. What progress is being made towards delivery of these dwellings?

2. You previously anticipated that construction would start on the first dwelling(s) in August 2022. 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 June 2024. 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 June 2024. 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 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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 response received from Shrimplin Planning & Development on 23 February 2022 was:

1. Planning committee in February 2022 approved a full planning application for the demolition of an existing dwelling and the erection of 39 dwellings for college accommodation. What progress has been made towards delivery of dwellings on the site?

These dwellings have now been competitively tendered and a preferred contractor will shortly be appointed (March 2022). Site clearance, archaeology and demolition works will be undertaken during the summer with construction commencing in August 2022.

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

August 8th 2022

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

June 2024

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

June 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0 dwellings
    - 1 April 2023 – 31 March 2024: 0 dwellings
    - 1 April 2024 – 31 March 2025: 39 dwellings
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

All dwellings will be complete by June 2024

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No these are to be occupied by colleges of the university of Cambridge. Heads of Terms are already agreed.

Response 21: Orchard Park - parcel L2

From: Cambridge Investment Partnership
Sent: 14 February 2023 10:03

1. The site has full planning permission for 75 dwellings. You previously advised that construction commenced on site in December 2021, however at March 2022 our monitoring recorded that all 75 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Start on site is recorded as 6th December 2021. I can only apologise for any miscommunication previously, this is the information we have on file.

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. You previously anticipated that the first dwelling(s) would be completed in December 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?

    0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    0

5. 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

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 75
    - 1 April 2024 – 31 March 2025:

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

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

no

Response 22: Orchard Park - parcel Com4

From: Twenty-Nine Architecture Ltd
Sent: 30 January 2023 09:46

1. The site has full planning permission for 80 dwellings. At March 2022, our monitoring recorded that all 80 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Awaiting discharge of pre-commencement conditions. Due to Local Authority Planning delays, this has caused issues with instructing a contractor following the influx in build costs now making the proposals unlikely viable at this time. The owner is reviewing their possibilities as to how the scheme can be delivered including a recent Section 73 application to omit the basement parking which is awaiting a decision (22/03407/S73). For reference the application was received on the 26th July 2022 and registered on the 28th September 2022.

2. You previously anticipated that construction would start on the first dwelling(s) in December 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction has not started due to delays in the approval of the planning conditions and subsequent increase in build costs. As above the client is reviewing their options.

3. You previously anticipated that the first dwelling(s) would be completed in January 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

As above this timeline will not be achievable due to planning delays.

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?

    None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    None

5. 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?

No, subject to when work can start on site this will dictate completion dates. Estimated 14 month build programme.

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: None
    - 1 April 2024 – 31 March 2025: Completed if contractor appointed
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

No, if works commence we would be completed before this date.

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?

Planning delays are the main issue as this influences the build cost and programme and subsequently the viability of delivering the proposals.

Allocations on the Cambridge Fringe

Response 23a: Lots M1 & M2, North-West Cambridge (Eddington)

From: Hill
Sent: 09 March 2023 09:33

1. Lots M1/M2 have detailed planning permission for 249 dwellings and are under construction. At March 2022, our monitoring recorded that 206 dwellings had been completed (all 121 dwellings in Cambridge and 85 dwellings in South Cambridgeshire), 27 dwellings were under construction (all in South Cambridgeshire), and the remaining 16 dwellings had not been started (all in South Cambridgeshire).
   a. Which plots had been completed by 31 December 2022?

      Plots 1 – 210 (excluding 190 and 203), 219-223

   b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

      247, 190, 248, 249, 203

2. You previously anticipated that Lots M1/M2 would be completed by March 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

No, completion of project will be November 2023.

3. What are the anticipated completions for each of the next five years on Lots M1/M2?
   - 1 April 2023 – 31 March 2024: 211-218, 224-246 Final Build Out
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 23b: Lot S3, North-West Cambridge (Eddington)

From: Hill
Sent: 01 March 2023 17:01

1. Lot S3 has detailed planning permission for 186 dwellings and is under construction. At March 2022, our monitoring recorded that all 186 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

        0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

        45-56 & block C-186

2. You previously anticipated that the first dwelling(s) would be completed on Lot S3 in September 2022. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

Please see above

3. You previously anticipated that Lot S3 would be completed in December 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

July 2023

4. What are the anticipated completions for each of the next five years on Lot S3?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 23c: Lot M3, North-West Cambridge (Eddington)

No response has been received from Hill.

Response 23d: Lots S1 & S2, North-West Cambridge (Eddington)

No response has been received from Present Made or their agent.

Response 23e: Lot 4, North-West Cambridge (Eddington)

No response has been received from Hill.

Response 23f: Lots M4 & M5, North-West Cambridge (Eddington)

From: Bidwells
Sent: 14 February 2023 14:26

1. The whole of the Eddington site has outline planning permission and a reserved matters application for 160 dwellings on Lots M4 & M5 is being considered by the Council. What progress is being made towards delivery of dwellings on the site?

The University have conditionally contracted the sale of this parcel to the Durkan / Latimer joint venture. Reserved matters application was submitted in November 2022 and is expected to go to Committee in March 2023.

2. You previously anticipated that construction would start on the first dwelling(s) on Lots M4 & M5 in Q4 2023. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site??

For M4 / M5 construction will start in Q2 2024 after delivery of haul roads and access roads to the plot.

3. You previously anticipated that the first dwelling(s) would be completed on Lots M4 & M5 in Q1 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

First plot completions expected Q3 2025.

4. You previously anticipated that Lots M4 & M5 would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

Anticipated completion is in 2028.

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: nil
   - 1 April 2023 – 31 March 2024: nil
   - 1 April 2024 – 31 March 2025: 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 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

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?

The plot is a greenfield site remote from the present phases of development and prior to housing starts requires new haul and access roads constructing including all supporting infrastructure.

Response 23g: North-West Cambridge (Eddington) – remainder

From: University of Cambridge
Sent: 20 February 2023 17:04

1. The site is allocated in the North West Cambridge Area Action Plan, and has outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace, retail floorspace, senior living (Class C2), community centre, indoor sports provision, police, health care, primary school, nurseries, hotel, energy centre, and open spaces. Lot 1 (117 dwellings), lot 2 (264 dwellings), lot 3 (232 dwellings), and lot 8 (73 dwellings) have been completed. Lot S3 (186 dwellings), Lots M1 & M2 (249 dwellings), lot M3 (106 dwellings), lots S1 & S2 (373 dwellings), and lot 4 (88 dwellings) all have detailed planning permission. A reserved matters planning application for lots M4 & M5 (160 dwellings) is being considered by the Councils. What progress is being made towards delivery of dwellings on the remaining parcels at Eddington (where there is no reserved matters permission or reserved matters application submitted)?

Progress will be subject to the grant of a new outline planning permission because, as noted in Q2, the period for submission of reserved matters under the current consent will expire shortly. The scope of the outline planning application will depend on the policy direction for North West Cambridge in the emerging Greater Cambridge Local Plan and the extent to which housing densification is supported.

2. A condition on each of the outline planning permissions allows until February 2023 for the submission of reserved matters applications for any residential development. What are your intentions regarding securing a new outline planning permission or alternative planning permission(s) to enable the continued delivery of dwellings at Eddington?

The development cited in Q1 comprises Phase 1 of Eddington and has been delivered through the outline planning permissions granted in 2013. The University has undertaken a study to demonstrate that the existing outline consent parameters can accommodate the scale, massing, quantum, infrastructure, open space, and place making requirements of a densified scheme providing an uplift of approx. 1,500 homes, and that there is potential further head-room for densification. The current outline planning permissions allow for the submission of reserved matters for housing until 22 February 2023. Our intentions are therefore to bring forward a new outline planning application/applications for phases 2 and 3. Prior to the commencement of preparation of a new outline planning application/applications, business case approval will be required from University governance bodies, to demonstrate the feasibility and viability of development. Part of that business case will depend on compliance with planning policy. The University will therefore need some certainty that the uplift in housing

provision at North West Cambridge will be supported in the draft Greater Cambridge Local Plan.

3. Have development partner(s) been chosen for future parcels? If not, what are your intentions regarding securing developers to bring forward the delivery of future parcels?

Development partners have not been identified to date. Different delivery options will be explored as part of the business case for University governance approval, and it is premature to make any assumptions about the outcomes at this stage.

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?

Please refer to the indicative housing delivery programme on Page 25 of the Report 'NWCD Business Case, Local Plan Representation' (Hawkins Brown) as submitted to Greater Cambridge Shared Planning Service on 8 December 2022.

5. How many dwellings do you anticipate will be completed each year at Eddington? How many sales outlets do you anticipate?

Please refer to the indicative housing delivery programme on Page 25 of the Report 'NWCD Business Case, Local Plan Representation' (Hawkins Brown) as submitted to Greater Cambridge Shared Planning Service on 8 December 2022.

6. What are the anticipated completions for each of the next five years at Eddington (where there is no reserved matters permission or reserved matters application submitted)? Please provide details for Cambridge and South Cambridgeshire individually.
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:

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

Please refer to the indicative housing delivery programme on Page 25 of the Report ‘NWCD Business Case, Local Plan Representation’ (Hawkins Brown) as submitted to Greater Cambridge Shared Planning Service on 8 December 2022.

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.

Please refer to the indicative housing delivery programme on Page 25 of the Report ‘NWCD Business Case, Local Plan Representation’ (Hawkins Brown) as submitted to Greater Cambridge Shared Planning Service on 8 December 2022.

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 future phases of the project are facing commercial viability challenges caused by macro-economic and site specific issues. However the University is committed to seeing further development take place at North West Cambridge and will seek to work with the local authorities and other partners to ensure this can be achieved in a sustainable way.

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. Student	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

Response 24a: Local Centre, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson Homes.

Response 24b: BDW5&6, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson Homes.

Response 24c: BDW2, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Cambridgeshire)
Sent: 10 March 2022 13:28

1. BDW2 has detailed planning permission for 323 dwellings. We understand that construction has started on site.
    a. Which plots had been completed by 31 December 2022?

    0 plots

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    0 plots

2. You previously anticipated that construction would start on the first dwelling(s) on BDW2 as soon as the reserved matters application was approved. 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.

3. You previously anticipated that the first dwelling(s) on BDW2 would be completed by March 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

First dwelling April 2023.

4. You previously anticipated that BDW2 would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

Currently looking like 2027 due to the decrease in market activity but this is subject to sales rates/market conditions etc.

5. What are the anticipated completions for each of the next five years on BDW2?
    - 1 April 2023 – 31 March 2024: 76
    - 1 April 2024 – 31 March 2025: 84
    - 1 April 2025 – 31 March 2026: 80
    - 1 April 2026 – 31 March 2027: 83
    - 1 April 2027 – 31 March 2028: 0

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

n/a

Response 24d: BDW3, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson Homes.

Response 24e: BDW4, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Cambridgeshire)
Sent: 9 March 2023 14:19

1. BDW4 has detailed planning permission for 342 dwellings. What progress is being made towards delivery of dwellings on the site?

Proposed start October 2023

2. When do you anticipate that construction will start on the first dwelling(s) on BDW4?

November 2023

3. You previously anticipated that the first dwelling(s) on BDW4 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?

November 2024

4. You previously anticipated that BDW4 would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

Reliant on market conditions but proposal is December 2029

5. What are the anticipated completions for each of the next five years on BDW4?
   - 1 April 2023 – 31 March 2024: 0 plots
   - 1 April 2024 – 31 March 2025: 35 plots
   - 1 April 2025 – 31 March 2026: 70 plots
   - 1 April 2026 – 31 March 2027: 70 plots
   - 1 April 2027 – 31 March 2028: 70 plots
   - 1 April 2028 – 31 March 2029: 70 plots
   - 1 April 2029 – 31 December 2029: 27 plots

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.

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?

Market conditions are affecting the project; we are looking at investment opportunities to overcome this but this continues to be a concern.

Response 25: NIAB 2 & 3 (Darwin Green 2 & 3)

From: Bidwells
Sent: 8 March 2023 10:59

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 being considered by the Council. What progress is being made towards the delivery of dwellings on the site?

The application is projected to be considered by the Joint Development Control Committee sometime between March and July 2023, with the Section 106 Agreement being completed and executed in 12 months following the 'resolution to grant', resulting in an implementable planning permission in June 2024.

2. We understand that the dwellings on the site will be delivered in phases / parcels. 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?

This is commercially sensitive and subject to future discussions.

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. When do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

    June 2024

    b. When do you anticipate that construction of initial infrastructure will start on site?

    June 2025

    c. When do you anticipate that the initial infrastructure will be completed?

    June 2026

4. 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?

June 2024

b. How many dwellings do you anticipate the first phase will accommodate?

250

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

June 2025

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

June 2026

e. When do you anticipate that the first phase of dwellings will be completed?

June 2028

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?

    Phase II - December 2024, Phase III - June 2025, Phase IV - December 2025

    b. How many dwellings do you anticipate each phase will accommodate?

    250

    c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

    Phase II - December 2025, Phase III - June 2026, Phase IV - December 2026

    d. When do you anticipate that the first dwelling(s) in each phase will be completed?

    Phase II - December 2027, Phase III - June 2028, Phase IV - December 2028)

    e. When do you anticipate that each phase of dwellings will be completed?

    Phase II - December 2029, Phase III - June 2030, Phase IV - December 2030

6. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

100 > 150 / Year; 1-4 Outlets

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 50
   - 1 April 2027 – 31 March 2028: 100

8. 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

   - 1 April 2028 – 31 March 2029: 150 [300]
   - 1 April 2029 – 31 March 2030: 150 [450]
   - 1 April 2030 – 31 March 2031: 150 [600]
   - 1 April 2031 – 31 March 2032: 150 [750]
   - 1 April 2032 – 31 March 2033: 150 [900]
   - 1 April 2033 – 31 March 2034: 100 [1000]

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

Response 26a: Phase 1a, Marleigh

From: Hill
Sent: 10 February 2023 06:34

1. Phase 1A has detailed planning permission for 239 dwellings and is under construction. At March 2022, our monitoring recorded that 143 dwellings had been completed, 60 dwellings were under construction, and the remaining 36 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    156

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    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 the development will be completed?

Yes.

3. What are the anticipated completions for each of the next five years on Phase 1A?
    - 1 April 2023 – 31 March 2024: 20
    - 1 April 2024 – 31 March 2025: 20
    - 1 April 2025 – 31 March 2026: 20
    - 1 April 2026 – 31 March 2027: 19
    - 1 April 2027 – 31 March 2028: 0

4. 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.

N/A

Response 26b: Phase 1b, Marleigh

From: Hill
Sent: 10 February 2023 06:34

1. Phase 1B has detailed planning permission for 308 dwellings and is under construction. At March 2022, our monitoring recorded that 3 dwellings had been completed, 84 dwellings were under construction, and the remaining 221 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    35

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    9

2. You previously anticipated that Phase 1B would be completed by 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

3. What are the anticipated completions for each of the next five years on Phase 1B?
    - 1 April 2023 – 31 March 2024: 60
    - 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: 24

4. 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.

N/A

Response 26c: Phase 2, Marleigh

From: Hill
Sent: 10 February 2023 06:34

1. Phase 2 has detailed planning permission for 421 dwellings. What progress is being made towards delivery of dwellings on Phase 2?

Houses and apartments are currently under construction.

2. You previously anticipated that construction would start on the first dwelling(s) on Phase 2 in Q1 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. You previously anticipated that the first dwelling(s) would be completed on Phase 2 in Q1 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes (7 dwellings)

4. You previously anticipated that Phase 2 would be completed by 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

5. What are the anticipated completions for each of the next five years on Phase 2?
   - 1 April 2023 – 31 March 2024: 95
   - 1 April 2024 – 31 March 2025: 95
   - 1 April 2025 – 31 March 2026: 95
   - 1 April 2026 – 31 March 2027: 90
   - 1 April 2027 – 31 March 2028: 39

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.

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?

Not at present

Response 26d: Marleigh - remainder

From: Hill
Sent: 10 February 2023 06:34

1. The whole of the Marleigh development has outline planning permission for approximately 1,300 dwellings, and 968 dwellings on Phases 1a, 1b and 2 already have reserved matters permission. What progress is being made towards delivery of approximately 332 dwellings on Phase 3 (the remainder of the development)?

Initial pre-application discussions have been held with the LPA. The existing Phase 3 proposals are for a total of circa 430 dwellings (which is for around an additional 100 dwellings on top of the those in the RMA). The 100 additional dwellings would be part of a separate full planning application.

2. We understand that pre-application discussions are taking place regarding your proposals for Phase 3. When do you anticipate that a reserved matters planning application for housing on this phase will be submitted?

We are still in discussion with the LPA, and have not yet entered the detailed design stage, but we are targeting submission of the planning application in Q2 (2023)

3. When do you anticipate that construction will start on the first dwelling(s) on Phase 3?

Unknown at this stage until further planning progress has been made, and timings of brownfield clearance are established.

4. When do you anticipate that the first dwelling(s) will be completed on Phase 3?

Unknown at this stage until further planning progress has been made, and timings of brownfield clearance are established.

5. When do you anticipate that Phase 3 will be completed?

Unknown at this stage until further planning progress has been made, and timings of brownfield clearance are established.

6. What are the anticipated completions for each of the next five years on Phase 3?

Unknown at this stage until further planning progress has been made, and timings of brownfield clearance are established.

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.

Unknown at this stage until further planning progress has been made, and timings of brownfield clearance are established.

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?

Unknown at this stage until further planning progress has been made, and timings of brownfield clearance are established.

Response 27: Cambridge East - Land North of Cherry Hinton

From: Strutt & Parker
Sent: 8 March 2023 17:22

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 site wide Design Code has been approved. Reserved matters planning applications for infrastructure works, 9 show homes and 351 dwellings are being considered by the Councils. What progress is being made towards delivery of dwellings on site?

The sales and marketing arena is currently being built, this includes 9 show houses and a sales and marketing suite. No dwellings for legal completion have been started due to not having a planning consent yet. However, we have obtained approval for the Site Wide Design Code along with discharge of the vast majority of pre-commencement conditions. We have current applications awaiting approval for the site infrastructure and first residential phase of 351 dwellings.

2. 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?

RMA1 - site wide infrastructure is going to committee in March 2023. In the event of a consent we will endeavour to discharge conditions as a matter of urgency. We don't have a specific programme for it.

In particular:

a. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

   It is submitted, consent expected March 2023

b. When do you anticipate that construction of infrastructure will start on site?

   March 2023

c. When do you anticipate that the infrastructure will be completed?

   For the first phase December 2023, although this has not been finalised. The remainder of the development may take some years as it is phased. The first phase infrastructure will facilitate the delivery of the first phase residential consent.

3. We understand that the dwellings on the site will be delivered in phases / parcels. Will Bellway Homes deliver all the phases / parcels? If not, what are your intentions regarding securing developers to bring forward the delivery of specific phases / parcels?

Yes - there is no desire to share this development with any other developers. The scheme is done by a joint venture partnership between Bellway and Latimer. This significantly reduces the risk across both businesses and as such also reduces the need to explore further subdivision.

4. Reserved matters planning applications are being considered by the Councils for the first parcel of dwellings (RMA3), which includes 351 dwellings. What is your anticipated programme for the delivery of this parcel?

The intention is to firstly deliver the housing on the south side of the primary road, which will take approximately 2.5-3 years to complete.

In particular:

a. The proposal is for 351 dwellings, but what is the split in the dwellings between Cambridge and South Cambridgeshire?

Approximately 150 are within Cambridge City and 201 within South Cambridgeshire. We have not undertaken an exact measurement of the split, so this number is approximate.

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

April 2023, if we get consent for RMA3.

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

March 2024

d. When do you anticipate that the first parcel of dwellings will be completed?

Late 2026

5. What is your anticipated programme for the delivery of subsequent parcels of dwellings?

It is currently in flux but we aim to deliver the entire scheme by 2032.

In particular:

a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

With the exception of phase 2, which will be known as RMA4, we have not really looked further at the moment. Together these two phases will offer us over 400 units to build so we will have time. RMA 4 will be submitted late summer 2023 we hope.

b. How many dwellings do you anticipate each parcel will accommodate? What will the split in the dwellings be between Cambridge and South Cambridgeshire?

We would estimate circa 800 within Cambridge City and 400 within South Cambridgeshire, but those figures are approximate.

c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

Phase 1 May 2023
Phase 2 likely to be around late 2025

d. When do you anticipate that the first dwelling(s) in each parcel will be completed?

Phase 1 February 2024
Phase 2 summer 2026

e. When do you anticipate that each parcel of dwellings will be completed?

Unknown at this stage

6. You previously anticipated that up to 140 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?

Yes, although delays to the development in achieving planning has tempered our expectations a bit.

July 2024=25; July 2025=100; July 2026=125; July 2027=150; July 2027=150; July 2028=150; July 2029=150; July 2030=150; July 2031=150; July 2031=50

7. What are the anticipated completions for each of the next five years on this development? Please provide details for Cambridge and South Cambridgeshire individually.

See above. We just don’t have this level of detail. Our financial years go from July to June also.

8. 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.

Yes subject to market conditions.

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?

At the moment the cost increases are significantly more than expected. It has further been difficult (looking at cost only) to meet the expectation set out by the shared planning service. Even though fully understood, it has been a challenging period but the development is fully deliverable.

Response 28a: Trumpington Meadows – Lots 1-5

From: Barratt David Wilson Homes
Sent: 30 January 2023 09:59

In relation to phases 1-5 the marketing suite has now been demolished and the foundations for the remaining 12 plots have been uncovered ready for an imminent start.

Plots 1-8 and 29-32 are still to be constructed.

At present we are targeting to be build complete by December 2023 and occupied for March 2024.

The questions sent to Barratt David Wilson Homes were:

1. Lots 1-5 have detailed planning permission for 353 dwellings and are under construction. At March 2022, our monitoring recorded that 341 dwellings had been completed and the 12 remaining dwellings had not been started. We understand that the final 12 dwellings will be constructed where the sales centre is currently located. You previously anticipated that these final 12 dwellings would be completed in June 2023 following the completion of Lots 10 & 11. Is that still your intention? If not, when do you anticipate that Lots 1-5 will be completed?

2. What are the anticipated completions for each of the next five years on Lots 1-5?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

3. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 28b: Trumpington Meadows – Lots 10 & 11

From: Barretts/ David Wilson Homes
Sent: 10 March 2023 11:07

With reference lots 10 & 11 all plots are now under construction with the following completions proposed:

South Cambridgeshire:

- Unto March 2023: another 21 dwellings
- Unto March 2024: the remaining 9 dwellings

Cambridge

- Unto March 2023: another 6 dwellings
- Unto March 2024: the remaining 18 dwellings

The questions sent to Barratts / David Wilson Homes were:

1. Lots 10 & 11 have detailed planning permission for 392 dwellings (65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) and are under construction. At March 2022, our monitoring recorded that: in South Cambridgeshire 274 dwellings had been completed, 40 dwellings were under construction and 13 dwellings had not been started, and in Cambridge 47 dwellings were under construction and 18 dwellings had not been started. What progress has been made in continuing to deliver dwellings on Lots 10 & 11?
   a. Which plots had been completed by 31 December 2022? Please provide details for Cambridge and South Cambridgeshire individually.
   b. Which plots are anticipated to be completed between 1 January and 31 March 2023? Please provide details for Cambridge and South Cambridgeshire individually.

2. You previously anticipated that Lots 10 & 11 will be completed in circa June 2023. Is that still your intention? 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? Please provide details for Cambridge and South Cambridgeshire individually.
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 29: Land north of Worts' Causeway

From: Lichfields
Sent: 14 February 2023 12:05

1. The site has outline planning permission for up to 200 dwellings. What progress is being made towards the delivery of dwellings on this site?

Condition 35 has successfully been discharged and a reserved matters application will be submitted to finalise detailed design to allow delivery on site to commence.

2. You previously advised that the site was being marketed to enable the sale of the site to a housebuilder. Has the marketing been successful? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The site has previously been the subject of a formal marketing process and is now in the process of being sold to a housebuilder. A pre-application has been requested with Greater Cambridge by CALA to discuss the site.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

It is anticipated that a reserved matters application will be submitted mid – late 2023.

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

early to mid 2024

5. You previously anticipated that the first dwelling(s) would be completed in late 2023 / early 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Mid to late 2024

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

We anticipate that the completions of the final 20 dwellings will continue into early 2028.

7. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:

- 1 April 2024 – 31 March 2025: 20
- 1 April 2025 – 31 March 2026: 80
- 1 April 2026 – 31 March 2027: 80
- 1 April 2027 – 31 March 2028: 20

8. 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.

The development is expected to be completed prior to the 1st April 2028 – 31 March 2029 period.

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 sale of the site is currently progressing which will factor in current market conditions. It is therefore considered that current constraints/market factors will not have an impact on future build out.

Response 30: Land south of Worts' Causeway

From: BPTW
Sent: 10 February 2023 09:25

1. The site has outline planning permission for up to 230 dwellings, community facilities, and the demolition of existing buildings. The site has detailed planning permission for infrastructure. A reserved matters planning application for 80 dwellings was submitted in June 2022 and is being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

The 80-unit main contractor tender process is being undertaken while the reserved matter application is being decided. The infrastructure works is intended to commence ahead of the decision on the 80-unit scheme.

2. You previously advised that This Land would bring forward the first phase of housing, but that the second phase of housing would be brought forward by a different developer. Has a developer for the second phase of housing been secured? If not, what are your intentions regarding securing a developer to bring forward the delivery of this second phase of housing?

We are in advanced talks with a third-party developer for the second phase of residential delivery.

3. What is your anticipated programme for the delivery of the first phase of dwellings?
    a. When do you anticipate that construction will start on the first dwelling(s)?

    Subject to a successful committee in April, our programme indicates a contractor mobilisation in December 2023.

    b. You previously anticipated that the first dwelling(s) would be completed in summer 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

    Subject to a successful committee in April, our programme indicates that our first dwelling will be completed in Summer 2024.

    c. When do you anticipate that the first phase of dwellings will be completed?

    Subject to a successful committee in April, our programme indicates that our first phase of dwellings will be completed in Spring 2026.

4. What is your anticipated programme for the delivery of the second phase of dwellings?

a. When do you anticipate that a reserved matters planning application(s) will be submitted?

Subject to contract with the third-party developer, we understand the intention is to submit a planning application late Summer / early Autumn 2023.

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

Spring 2024.

c. You previously anticipated that the first dwelling(s) would be completed in autumn 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Start of 2025.

d. When do you anticipate that the second phase of dwellings will be completed?

Spring 2027.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: nil
   - 1 April 2024 – 31 March 2025: 40
   - 1 April 2025 – 31 March 2026: 118
   - 1 April 2026 – 31 March 2027: 67
   - 1 April 2027 – 31 March 2028: 5

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.

N/A – all completions between 2024 and 2028.

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?

Allocations at New Settlements

Response 31a: Northstowe – Phase 1 – parcel H3

No response has been received from Taylor Wimpey.

Response 31b: Northstowe – Phase 1 – parcels H5 & H6

From: Vistry East Midlands
Sent: 30 January 2023 14:189

1. Parcels H5 & H6 have detailed planning permission for 240 dwellings and are under construction. At March 2022, our monitoring recorded that 113 dwellings had been completed, 42 dwellings were under construction, and the remaining 85 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    H6 – all plots bar 276-279 and 291-302. H5 (73 plots) yet to commence

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    H6 all plots bar 291-293 and 299-302. H5 (73 plots) to commence after March 2023.

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?

Yes

3. What are the anticipated completions for each of the next five years on Parcels H5 & H6?
    - 1 April 2023 – 31 March 2024: 50 plots
    - 1 April 2024 – 31 March 2025: 30 plots
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 31c: Northstowe – Phase 1 – parcel H7

No response has been received from Barratts / David Wilson Homes.

Response 31d: Northstowe – Phase 1 – parcel H8

No response has been received from Barratts / David Wilson Homes.

Response 31e: Northstowe – Phase 1 – parcel H9

No response has been received from Barratts / David Wilson Homes.

Response 31f: Northstowe – Phase 1 – parcel H10

No response has been received from Taylor Wimpey.

Response 31g: Northstowe – Phase 1 – parcel H12

From: Vistry
Sent: 13 February 2023 10:13

1. Parcel H12 has detailed planning permission for 271 dwellings and is under construction. At March 2022, our monitoring recorded that 196 dwellings had been completed, 26 dwellings were under construction and the remaining 49 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    Plots 1-222 and 256-271

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Plots 249-255

2. When do you anticipate that Parcel H12 will be completed?

December 2023

3. What are the anticipated completions for each of the next five years on Parcel H12?
    - 1 April 2023 – 31 March 2024: 27
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A
    - 1 April 2027 – 31 March 2028: N/A

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 31h: Northstowe – Phase 1 – parcel H13

From: Taylor Wimpey East Anglia
Sent: 16 March 2023 12:37

For your records, please assume a delivery of 35 homes per calendar year on this development.

The questions sent to Taylor Wimpey East Anglia were:

1. Parcel H13 has detailed planning permission for 92 dwellings and is under construction. At March 2022, our monitoring recorded that 36 dwellings were under construction and the remaining 56 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. You previously anticipated that the first dwelling(s) would be completed in June 2022. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

3. You previously anticipated that Parcel H13 would be completed in March 2024. Is that still the intention? If not, when do you anticipate that Parcel H13 will be completed?

4. What are the anticipated completions for each of the next five years on parcel H13?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 32a: Northstowe – Phase 2a

From: Homes England
Sent: 23 March 2023 17:07

1. Phase 2A has detailed planning permission for 406 dwellings and non-residential floorspace. At March 2022, 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?

The remainder of Phase 2A (363 dwellings) is planned to be re-tendered by Homes England within the first half of 2023, with the aim of selecting a new development partner by the end of 2023.

2. We understand that Urban Splash are no longer delivering Phase 2A. What are your intentions regarding securing developers to bring forward the delivery of the remainder of Phase 2A?

The remainder of Phase 2A (363 dwellings) is planned to be re-tendered by Homes England within the first half of 2023, with the aim of selecting a new development partner by the end of 2023.

3. When do you anticipate that construction will start on the first dwelling(s) on the remainder of Phase 2A?

2024

4. When do you anticipate that the first dwelling(s) will be completed on the remainder of Phase 2A?

2024

5. When do you anticipate that the remainder of Phase 2A will be completed?

Please see answer to Question 6

6. What are the anticipated completions for each of the next five years on the remainder of Phase 2A?

- 1 April 2023 – 31 March 2024: 0
- 1 April 2024 – 31 March 2025: 0
- 1 April 2025 – 31 March 2026: 48
- 1 April 2026 – 31 March 2027: 48
- 1 April 2027 – 31 March 2028: 48

The response is different to last years submission due to the requirement that we have to remarket the remainder of Phase 2A, this is focused on 4 completions a month (48 a year) and this will be Homes England's minimum pace requirement as part of the re-tender on Phase 2A.

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.

Yes

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

Response 32b: Northstowe – Phase 2b

No response has been received from Keepmoat Homes.

Response 32c: Northstowe – Phase 2 – remainder

From: Homes England
Sent: 23 March 2023 17:07

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)?

Strategic infrastructure has been implemented in the central and eastern portions of the phase 2 site. Connecting the town centre and adjoining parcels to the bus, road, cycle and pedestrian network. Strategic drainage connections are in place, the site has been decontaminated and connected to utilities. A delivery partner has been selected for the initial phase of town centre (Phase C1) and the adjoining residential neighbourhood (Phase 2C) collectively referred to as Central One (532). The delivery of the remaining Phase 2 parcels are likely to be brought forward in parallel with the balance of the town centre delivery, between 2023 and 2036.

2. You previously advised that 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. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

    A design and works package is currently being prepared it is anticipated that the reserved matters application will be submitted by March 2024.

    b. When do you anticipate that construction of infrastructure will start on site?

    March 2025

    c. When do you anticipate that the infrastructure will be completed?

    September 2026

3. We understand that Countryside Partnerships has been chosen as the development partner for Central One, comprising Phase C1 and Phase 2C. What is your anticipated programme for the delivery of these parcels? In particular:
    a. You previously anticipated that a reserved matters planning application for Central One would be submitted in early 2023. Is that still the intention? If

not, when do you anticipate that a reserved matters planning application(s) will be submitted for each of Phase C1 and Phase 2C?

Phase C1 reserved matters application submissions anticipated Summer 2023. Phase 2C submission anticipated Autumn/Winter 2023.

b. You previously anticipated that Central One would accommodate approximately 500 dwellings. Is that still the intention? If not, how many dwellings do you anticipate each of Phase C1 and Phase 2C will accommodate?

Yes, detailed reserved matters application proposals are currently being drawn up but unit numbers for Central One as a whole comprise c.500 – 540 units.

c. You previously anticipated that construction would start on the first dwelling(s) in Central One in late 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) for each of Phase C1 and Phase 2C?

Construction on Phase C1 is likely to be commenced Spring 2024 subject to planning consent.

d. You previously anticipated that the first dwelling(s) in Central One would be completed in early 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed for each of Phase C1 and Phase 2C?

For Phase C1 we would anticipate mid to late 2024. Phase 2C timings still to be confirmed.

e. When do you anticipate that Phase C1 and Phase 2C will each be completed?

Anticipated completion year is 2028.

4. You previously advised that Homes England would act as the master developer and that you would 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?

It is proposed that Homes England will continue to act as master developer for Phase 2 and will seek development partners to deliver serviced parcels. Development partners have not yet been identified for the remaining parcels in Phase 2.

5. 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) will be submitted for each parcel?
    d. How many dwellings do you anticipate each parcel will accommodate?
    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?

Phasing Plan Update – will provide to Local Planning Authority when updated.

6. You previously anticipated that 250-300 dwellings a year will be completed on Phase 2. Is that still the intention? Yes 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?

Likely ranging between 250-300 dwellings per annum across the remainder of Phase 2

7. What are the anticipated completions for each of the next five years on this development (Phase 2, where there is no reserved matters permission)?
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 20 (C1) (TOTAL 20)
    - 1 April 2025 – 31 March 2026: 110 (C1) (TOTAL 110)
    - 1 April 2026 – 31 March 2027: 130 (C1), 50 (2C) (TOTAL 180)
    - 1 April 2027 – 31 March 2028: 130 (C1), 100 (2C) (TOTAL 230)

The change in figures for Central One from Homes England's Housing Trajectory Response (HTR) in 2022 reflects the tender submission from our development partner for Central One which has been undertaken since the last HTR.

8. 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.

Build out rate for 2028-29 onwards is expected to be similar to 2027-28, of 250-300 dwellings per annum in future years.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Northstowe is subject to general residential market trends affecting the region. Construction cost inflation has been a notable constraint over the past 18 months however this has been partially offset by increases in sale values. Homes England will continue to monitor the market and adjust the use-mix accordingly whilst complying with the broad ranges set in the Strategy.

Response 33a: Northstowe – Phase 3a

From: Homes England
Sent: 23 March 2023 16:43

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?

Following the obtaining of outline planning consent in 2022, work will soon commence on reserved matters and fulfilling pre-commencement conditions. Some infrastructure relevant to Phase 3A was consented as part of the Phase 2 works and is almost complete. This includes the Central Primary Access Road, dedicated bus only route which branches off the Cambridgeshire Guided Busway, and dual carriageway access known as the Southern Access Road West (SARW), which connects Northstowe to the B1050. The delivery strategy for phase 3 is being refined following the issue of the outline planning permission.

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?
    b. When do you anticipate that construction of infrastructure will start on site?
    c. When do you anticipate that the infrastructure will be completed?

It is expected that reserved matters for strategic elements (earthworks and engineering) will be secured in 2023.

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?

We have commenced initial discussions internally on the Design Code for Phase 3 and hope to progress this alongside SCDC planning officers at pre-application stage this year.

4. You previously advised that Homes England would act as the master developer and that you would appoint development partner(s) to bring forward specific parcels.

Have development partner(s) been chosen for any parcels within Phase 3a? If not, what are your intentions regarding securing developers to bring forward the delivery of Phase 3a?

Development partners have not been appointed yet. Homes England's approach is to release serviced development parcels to housebuilders selected from our Development Partner Dynamic Purchasing System. Prior to this we will need to implement Strategic infrastructure works and progress a range of site wide strategies such as Design Code/Phasing Plan.

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?
    b. When do you anticipate that a development partner will be appointed for the first parcel?
    c. When do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?
    d. How many dwellings do you anticipate the first parcel will accommodate?
    e. You previously anticipated that construction would start on the first dwellings in late 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
    f. You previously anticipated that the first dwelling(s) would be completed in early 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
    g. When do you anticipate that the first parcel of dwellings will be completed?

Homes England will provide a Site Wide Phasing Plan to the Local planning Authority against condition 9 'Phasing' of 20/02171/OUT, before development commences on Phase 3A.

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?
    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?
    d. How many dwellings do you anticipate each parcel will accommodate?
    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?

Homes England will provide a Site Wide Phasing Plan to the Local Planning Authority against condition 9 ‘Phasing’ of 20/02171/OUT, before development commences on Phase 3A.

7. You previously anticipated that 250-300 dwellings a year will be completed on Phase 3. Is that still the intention? 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?

Delivery potentially ranging from circa 250-300 dwellings per year.

8. What are the anticipated completions for each of the next five years on this development (Phase 3a)?
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0

This is a reflection of our delivery of Phase 2 parcels with reserved matters permissions secured and parcels which are being marketed being delivered in the next few years.

9. 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.

Delivery potentially ranging from circa 250-300 dwellings per year.

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?

As a major strategic site there are significant strategic and social infrastructure costs to be met in order to released phased parcels to individual developers. These items have been costed and are included with Homes England long-term business plans which cover the 5-year land supply period.

Response 33b: Northstowe – Phase 3b

From: Homes England
Sent: 23 March 2023 17:16

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?

Following the obtaining of outline planning consent in 2022, work will soon commence on reserved matters and fulfilling pre-commencement conditions. The delivery strategy for phase 3 is being refined following the issue of the outline planning permission.

2. You previously advised that Homes England were in the process of acquiring the land owned by Cambridgeshire County Council that falls within Phase 3b. Has the land been acquired by Homes England?

Yes

3. 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?
    b. When do you anticipate that construction of infrastructure will start on site?
    c. When do you anticipate that the infrastructure will be completed?

Following the obtaining of outline planning consent in 2022, work will soon commence on reserved matters and fulfilling pre-commencement conditions. The delivery strategy for phase 3B is being refined following the issue of the outline planning permission.

4. 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?

Following the obtaining of outline planning consent in 2022, work will soon commence on reserved matters and fulfilling pre-commencement conditions. The delivery strategy for phase 3B is being refined following the issue of the outline planning permission, this will include discussions around a future Design Code.

5. You previously advised that Homes England would act as the master developer and that you would 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?

Development partners have not been appointed yet. Homes England's approach is to release serviced development parcels to housebuilders selected from our Development Partner Dynamic Purchasing System. Prior to this we will need to implement Strategic infrastructure works and progress a range of site wide strategies such as Design Code/Phasing Plan.

6. 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?
    b. When do you anticipate that a development partner will be appointed for the first parcel?
    c. When do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?
    d. How many dwellings do you anticipate the first parcel will accommodate?
    e. When do you anticipate that construction will start on the first dwelling(s)?
    f. When do you anticipate that the first dwelling(s) will be completed?
    g. When do you anticipate that the first parcel of dwellings will be completed?

Following the obtaining of outline planning consent in 2022, work will soon commence on reserved matters and fulfilling pre-commencement conditions. The delivery strategy for phase 3B is being refined following the issue of the outline planning permission.

7. 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?
    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?
    d. How many dwellings do you anticipate each parcel will accommodate?
    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?

Following the obtaining of outline planning consent in 2022, work will soon commence on reserved matters and fulfilling pre-commencement conditions. The delivery strategy for phase 3B is being refined following the issue of the outline planning permission.

8. You previously anticipated that 250-300 dwellings a year will be completed on Phase 3. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on Phase 3b? How many sales outlets do you anticipate for Phase 3b?

We anticipate that 250-300 dwellings a year will be completed on Phase 3B.

9. What are the anticipated completions for each of the next five years on this development (Phase 3b)?
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0

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.

Yes

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 a major strategic site there are significant strategic and social infrastructure costs to be met in order to released phased parcels to individual developers. These items have been costed and are included with Homes England long-term business plans which cover the 5-year land supply period.

Response 34: Northstowe – Land west of Station Road, Longstanton

From: Endurance Estates
Sent: 30 January 2023 13:57

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?

The site is currently going through the disposal process with a house builder.

2. You previously advised that the site would be marketed and sold to a housebuilder once outline planning permission had been secured. Has the site been marketed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The site has been marketed and the disposal process is well progressed.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

Early 2024

4. You previously anticipated that construction would start on the first dwelling(s) in autumn 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Early 2025

5. You previously anticipated that the first dwelling(s) would be completed in autumn 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Mid 2025

6. 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?

Late 2027/ Early 2028

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 0

- 1 April 2024 – 31 March 2025: 0
- 1 April 2025 – 31 March 2026: 25
- 1 April 2026 – 31 March 2027: 50
- 1 April 2027 – 31 March 2028: 32

8. 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.

The development will be completed by this point in time.

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

Response 35: Northstowe - Digital Park, Station Road, Longstanton

From: Cheffins
Sent: 7 February 2023 11:41

1. Planning committee in June 2022 approved an outline planning application for up to 80 dwellings following the demolition of existing buildings, subject to the completion of a s106 agreement. What progress is being made towards the delivery of dwellings on this site?

Progress on the s106 has been frustratingly very slow but I am told we are now getting very close and this should be signed soon. Our client does not want to take on further expense until this is signed and the Judicial Review period has expired.

2. You previously advised that it is likely that the site would be marketed and sold to a housebuilder once outline planning permission had been secured, but that the landowner is also considering developing the site themselves. Is this still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Once the outline planning permission has been issued and the Judicial Review period has expired we have been instructed to prepare and submit the reserved matters application and discharge the conditions.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

This year.

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

As soon as possible but given the delays with planning I think we are realistically looking at Spring 2024.

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

Late 2024 – early 2025

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

2027-2028

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

- 1 April 2023 – 31 March 2024: Realistically 0
- 1 April 2024 – 31 March 2025: 20
- 1 April 2025 – 31 March 2026: 20
- 1 April 2026 – 31 March 2027: 20
- 1 April 2027 – 31 March 2028: 20

8. 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.

Should be completed by 2028-2029.

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 36a: Waterbeach New Town – West: remainder

From: David Lock Associates
Sent: 23 March 2023 18:28

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)?

As you are aware, Waterbeach barracks is a strategic development site providing a long-term supply of housing for South Cambridgeshire. Waterbeach Barracks will have a development period in excess of 10 years. Key Phase 1 ('KP1') comprising 1,600 units is underway with 2 housebuilders already on site. Discussions with partners in relation to potential agreements for the development of further parcels within KP1 are ongoing. It is anticipated that these agreements will be in place in the near term. U&C anticipates that the next Reserved Matters Applications ('RMA') will be submitted in Q3/Q4 2023 for circa 550 homes. This will leave 850 units left in Key Phase 1 as not yet subject to an RMA submission or approval.

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) that you have previously advised will allow for the delivery of a minimum of 924 dwellings on KP1N and a minimum of 528 dwellings on KP1E.
    a. You previously anticipated that the infrastructure for KP1N would be completed in April 2022. Has this infrastructure been completed?

    As per the answer to Q1, a number of parcels are subject to ongoing discussions with partners and agreements for the delivery of these parcels are close to being finalised. These will be serviced parcels and the necessary green, grey and blue infrastructure to support their delivery is in place.

    More generally, yes, the majority of the infrastructure (earthworks, roads, drainage and landscaping) subject to the Reserved Matters Approval 20/01649/REM is now in place to support the delivery of serviced parcels. Some components of hard and soft landscaping have been completed to a 'finished' state to support first occupations at Parcel P1 and P2.1. Other aspects of infrastructure in KP1 N will be fully completed to reflect the build out of parcels in order to provide protection from ongoing construction activities.

On this basis, there is no constraint to these parcels coming forwards. U&C is carefully selecting its partners for the delivery of KP1 N parcels and will continue this process in line with its forecasts for delivery as set out in the response to Question 8.

b. You previously anticipated that construction would start on the infrastructure for KP1E in Q2 2022 and that it would be completed in Q2 2023. Has construction started on this infrastructure? Is it still anticipated that this infrastructure will be completed in Q2 2023?

Earthworks in advance of the construction of infrastructure for KP1 E are yet to progress. It is anticipated that these works will commence in spring 2024 to allow for the delivery of KP1 E parcels in summer 2025.

3. 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 beyond Key Phase 1? In particular:
    a. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

The delivery focus remains to KP1 with U&C already having completed the necessary Infrastructure works for a substantial number of parcels. This means that there is a good supply of parcels which can be progressed for development which will achieve anticipated delivery rates, subject to them attaining their own Reserved Matters Approval. Overall, taking account of the numbers derived from Parcels P1 and P2.1, there remains 1,400 to be gained from KP1.

There is no fixed programme for the preparation and submission of the Key Phase 2 Framework. However, U&C is engaging with SCDC and Greater Cambridgeshire Partnership officers in the coming weeks as part of a scoping exercise and to understand the relevant programmes for the delivery of new strategic transport infrastructure. A submission to define KP2 will follow in due course.

b. When do you anticipate that construction of infrastructure will start on site?

As above, a firm programme for delivery beyond KP1 is not yet fixed. However, much of the infrastructure for KP1 is already completed.

c. When do you anticipate that the infrastructure will be completed?

As above.

4. We understand that Urban & Civic would act as the master developer and that you would appoint development partner(s) to bring forward specific parcels. Have development partner(s) been chosen for further parcels within Key Phase 1? If not, what are your intentions regarding securing developers to bring forward the delivery of parcels within Key Phase 1?

As above, U&C is progressing discussions with partners in relation to the further delivery of KP1 N Parcels. U&C is the Master Developer for the Waterbeach Barracks site and will continue to act in this role for the delivery of parcels within KP1.

5. You previously anticipated that a reserved matters planning application for 300 dwellings at Waterbeach Gardens would be submitted in 2022 and that the development would be brought forward by Urban & Civic as Build to Rent accommodation. What is your anticipated programme for the delivery of this parcel? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted?

    As above, these parcels are subject to continued discussions with partners. It is anticipated that RMA will be submitted in Q3/Q4 2023. U&C still aim to deliver a component of build to rent accommodation within the mix of development for the Waterbeach Gardens parcels. However, this is no longer in the immediate programme.

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

    As per the response to Q1, first RMA's for Waterbeach Gardens Parcels is anticipated for Q3/4 2023. It is anticipated that construction would commence in early 2024.

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

    It is anticipated that these parcels will contribute to supply in 2024/25.

    d. When do you anticipate that the Waterbeach Gardens development will be completed?

    Completion of forthcoming parcels is subject to a range of factors and therefore, it is not possible to provided certainty in relation to when these parcels will be completed.

6. What is your anticipated programme for the delivery of subsequent 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) will be submitted for each parcel?
d. How many dwellings do you anticipate each parcel will accommodate?
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?

The anticipated programme for the release of subsequent parcels and therefore, their progression to delivery is subject to a wider range of factors and complex considerations. U&C is in a position to bring subsequent parcels forwards very quickly in the light of the scope of supporting infrastructure which is in place. However, U&C also undertakes a very careful process to select its partners. On this basis, and the degree of uncertainty in relation to the appropriate timeframes, U&C is not able to respond to these questions to provide the Council with a meaningful and definitive response. Delivery in the shorter term for the parcels subject to current discussions with partners is clearer and this is reflected in U&C's answer to Qs 1-5.

7. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

U&C has previously indicated 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.

8. What are the anticipated completions for each of the next five years on this development (where there is no reserved matters permission)?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 59
   - 1 April 2025 – 31 March 2026: 215
   - 1 April 2026 – 31 March 2027: 260
   - 1 April 2027 – 31 March 2028: 260

It is not certain that all the delivery from 2024-2028 will come from the parcels we refer to as 'Waterbeach Gardens'. Reflecting U&C's delivery model there is a degree of flexibility for a range of parcels to come forwards within KP1 in order to deliver the forecast supply.

9. 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.

It is assumed that development delivery will increase within the 5-year period and that higher delivery than suggested in Q8 is achievable but not certain. High levels of delivery can be maintained beyond 2027 – 2028 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.

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?

There are well-publicised headwinds to delivery which are reflected in the cost-of-living crisis and general inflationary pressures. This has impacted delivery at Waterbeach Barracks. Delivery of first occupations will be delayed from U&C's previous forecast of Q4 2022/23 to Q2 2023/24. Delivery in 2023/24 and into 2024/25 will be lower than U&C forecast in its 2022 response. The market conditions during 2022/23 are the main factor for this. Additionally, U&C had previously explored the potential for a relatively high quantum of build to rent accommodation as part of the mix for the Waterbeach Gardens parcels. This is no longer likely. This does not impact the overall numbers of dwellings which will be derived from these parcels. However, it will impact the rate of delivery. U&C's previous assumptions took account of the likely higher rates of delivery which could be expected for build to rent.

As indicated in its Annual Report, U&C closely monitors the political and economic environment including the effects of war in Ukraine, Covid-19, as well as recent increases in interest rates, materials prices and energy charges and other external economic conditions and the property market. 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. There is a degree of uncertainty in the planning system which sems to have resulted in a shortage of permissions, but the large site delivery model seems to be an exception to the trend with good progress on U&C sites.

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 generally felt that conditions for delivery at Waterbeach Barracks are improving. As such the rates of delivery within this response are provided with confidence. U&C's forecasts for delivery in 2026/27 are higher than forecast in 2022 and higher than the average assumed rate of delivery for its forecast in 2027/2028. To some degree, this will offset the delay in first occupations and lower delivery in the first years of the five-year supply.

Response 36b: Waterbeach New Town – West: Northern Woods

From: Stonebond Properties
Sent: 16 February 2023 14:46

1. Northern Woods has detailed planning permission for 89 dwellings and is under construction. At March 2022, our monitoring recorded that all 89 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    No plots were completed before December 2022.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Plot 1, 2 and 25.

2. You previously anticipated that the first dwelling(s) would be completed at Northern Woods in December 2022. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

First dwellings will be completed March 2023

3. You previously anticipated that Northern Woods would be completed in May 2024. Is that still the intention? If not, when do you anticipate that Northern Woods will be completed?

Completion date April 2024

4. What are the anticipated completions for each of the next five years at Northern Woods?
    - 1 April 2023 – 31 March 2024: 78 completions
    - 1 April 2024 – 31 March 2025: 8 completions
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

No completions in 2028 - 2029

Response 36c: Waterbeach New Town – West: Eastern Woods

From: CALA Homes
Sent: 14 February 2023 11:11

1. Eastern Woods has detailed planning permission for 111 dwellings. At March 2022, our monitoring recorded that all 111 dwellings had not been started. However, we understand that construction has now started on site.
    a. Which plots had been completed by 31 December 2022?

    None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    None

2. Has construction started on the first dwelling(s) at Eastern Woods? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction has started

3. You previously anticipated that the first dwelling(s) would be completed at Eastern Woods in February 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

No, we had some delays on site. Show homes are expected to open in April 2023 with first legal completion in July 2023.

4. You previously anticipated that Eastern Woods would be completed in May 2025. Is that still the intention? If not, when do you anticipate that Eastern Woods will be completed?

May 2026 is now estimated completion date

5. What are the anticipated completions for each of the next five years at Eastern Woods?
    - 1 April 2023 – 31 March 2024: 33
    - 1 April 2024 – 31 March 2025: 43
    - 1 April 2025 – 31 March 2026: 35
    - 1 April 2026 – 31 March 2027: N/A
    - 1 April 2027 – 31 March 2028: N/A

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 37: Waterbeach New Town – East

From: Boyer
Sent: 8 March 2023 11:39

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. What progress is being made towards the delivery of dwellings on this site?

In summary the s.106 agreement with SCDC is in the final stages of agreement with the County Council items alone to finalise.

2. What are your intentions regarding securing developers to bring forward the delivery of this site?

Further enabling work is ongoing and prior to securing housebuilders including delivering a committed scheme for the relocated Railway Station and reinforcement of the strategic infrastructure including waste water treatment.

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. When do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

    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. What is your anticipated programme for the delivery of the required connection to/from the A10?

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 Grampian condition requiring the opening of the relocated railway station prior to any residential occupations. We understand that the Greater Cambridge Partnership are now taking forward the delivery of the relocated station, and that it is anticipated that it will be completed in 2025. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020, and we understand that a material start needed to be made on site by 9 January 2023 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

Yes, the planning consent has been implemented. The Greater Cambridge Partnership has a target date for completion of the station in December 2025.

6. 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?

Awaiting the release of the final outline planning permission in order to finalise the full scope required for the design consultant team.

7. 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. 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. 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?

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.

8. 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 100 dwellings per annum rising to 150 homes per annum.

9. 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 8 above

After the first year of completions.

10. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024 0
    - 1 April 2024 – 31 March 2025 0
    - 1 April 2025 – 31 March 2026 0
    - 1 April 2026 – 31 March 2027 0
    - 1 April 2027 – 31 March 2028 30

11. 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.

150 dwellings per annum

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 38: Bourn Airfield New Village

From: Vistry Group
Sent: 23 February 2023 11:34

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. What progress is being made towards the delivery of dwellings on this site?

The S106 has been agreed and signed by Countryside, the landowners and County. SCDC are not in a position to sign and issue the decision notice as there is now an Environment Agency objection in regards water resources.

2. You previously advised that Countryside would act as the master developer and that you would 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?

No development partners have been selected and the acquisition process of the site from the current landowners is ongoing. It should be noted that Countryside Partnerships was subject of a merger in 2022 and is now part of the Vistry Group. The nature of the delivery of the site by the Vistry Group is under discussion.

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 this 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. When do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

    We would anticipate this within 6 months of the grant of planning permission, however this is subject to land acquisition.

    b. When do you anticipate that construction of initial infrastructure will start on site?

    We would anticipate this within 12 months of the grant of planning permission, however this is subject to land acquisition.

    c. When do you anticipate that the initial infrastructure will be completed?

Given the size of the development the delivery of infrastructure will be spread through the development life, the programme of this delivery will be determined through the discharge of the Phasing Condition imposed on the planning permission. In the first instance infrastructure delivery will focus on the access points, and will be influenced in part by the delivery of the Cambourne to Cambridge (C2C) scheme.

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?

Countryside had commenced initial stages on Design Code work through the Council's selection on the Government Pathfinder programme with your Urban Design team. Unfortunately this was paused as there was no certainty regarding the date on which a Planning Permission would be issued. This workstream remains on hold until planning permission is granted.

5. You previously anticipated that construction would start on the first dwelling(s) in spring 2023, and that the first dwellings(s) would be completed in 2024. Is this still the intention? 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?

    We would anticipate this within 6-12 months of the grant of planning permission, however this is subject to land acquisition.

    b. How many dwellings do you anticipate the first phase will accommodate?

    This is to be determined through the phasing plan required through conditions imposed on the planning permission.

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

    This is currently programmed for Autumn 2024. However, we would anticipate start on site of dwellings within 12 months of planning permission.

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

    This is currently programmed for Summer 2025.

    e. When do you anticipate that the first phase of dwellings will be completed?

This is to be determined through the phasing plan required through conditions imposed on the planning permission.

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?

    This is to be determined through the phasing plan required through conditions imposed on the planning permission.

    b. How many dwellings do you anticipate each phase will accommodate?

    This is to be determined through the phasing plan required through conditions imposed on the planning permission and the delivery strategy currently being considered by Vistry Group.

    c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

    This is expected to be within 6 months of the grant of each residential reserved matters application.

    d. When do you anticipate that the first dwelling(s) in each phase will be completed?

    This is to be determined through the phasing plan required through conditions imposed on the planning permission.

    e. When do you anticipate that each phase of dwellings will be completed?

    This is to be determined through the phasing plan required through conditions imposed on the planning permission.

7. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

Our anticipated completions remain at 190 dwellings per annum. The Vistry Group are currently considering the delivery strategy for the site and the number of outlets the site could support, this could amend this delivery rate.

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

- 1 April 2023 – 31 March 2024: 0
- 1 April 2024 – 31 March 2025: 0
- 1 April 2025 – 31 March 2026: 35
- 1 April 2026 – 31 March 2027: 160
- 1 April 2027 – 31 March 2028: 190

Our anticipated completions remain peaking at 190 dwellings per annum. The Vistry Group are currently considering the delivery strategy for the site and the number of outlets the site could support, this could amend this delivery rate.

9. 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.

Post 2028 we anticipate continuing with delivering at 190 dwellings per annum. The Vistry Group are currently considering the delivery strategy for the site and the number of outlets the site could support, this could amend this delivery rate.

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 in 2026. Do your anticipated completions take account of the timing of the delivery and completion of this project?

Yes, based on our assumptions we will hit 500 dwellings post 2026

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 39a: Cambourne West (land north west of Lower Cambourne) – Parcels 1.1a & 1.1b

From: Vistry
Sent: 21 February 2023 10:03

1. Parcels 1.1a & 1.1b (Lunar Park) have detailed planning permission for 200 dwellings and are under construction. At March 2022, our monitoring recorded that 34 dwellings had been completed, 108 dwellings were under construction and the remaining 58 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    67

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    6

2. You previously anticipated that Parcels 1.1a & 1.1b (Lunar Park) would be completed in 2027. Is that still the intention? If not, when do you anticipate that Parcels 1.1a & 1.1b (Lunar Park) will be completed?

2026/2027

3. What are the anticipated completions for each of the next five years at Parcels 1.1a & 1.1b (Lunar Park)?
    - 1 April 2023 – 31 March 2024: 40
    - 1 April 2024 – 31 March 2025: 40
    - 1 April 2025 – 31 March 2026: 40
    - 1 April 2026 – 31 March 2027: 7
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

n/a

Response 39b: Cambourne West (land north west of Lower Cambourne) – Parcel 1.2

From: Taylor Wimpey East Anglia
Sent: 13 February 2023 16:27

1. Parcel 1.2 (Burghley Green) has detailed planning permission for 190 dwellings and is under construction. At March 2022, our monitoring recorded that 59 dwellings had been completed, 49 dwellings were under construction and the remaining 82 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    72

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    45 to be built in 2023

2. You previously anticipated that Parcel 1.2 (Burghley Green) would be completed in January 2025. Is that still the intention? If not, when do you anticipate that Parcel 1.2 (Burghley Green) will be completed?

End of 2025.

3. What are the anticipated completions for each of the next five years at Parcel 1.2 (Burghley Green)?
    - 1 April 2023 – 31 March 2024: 48 to be built in 2024
    - 1 April 2024 – 31 March 2025: 25 to be built in 2025
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Not applicable

Response 39c: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3a & 1.3d

From: Vistry
Sent: 21 February 2023 14:35

1. Parcels 1.3a & 1.3d have detailed planning permission for 150 dwellings and are under construction. At March 2022, our monitoring recorded that 15 dwellings were under construction and the remaining 135 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    None

2. You previously anticipated that the first dwelling(s) on Parcels 1.3a & 1.3d would be completed in November 2022. Has the first dwelling(s) been completed? If not, when do you anticipate the first dwelling(s) will be completed on Parcels 1.3a & 1.3d?

April 2023

3. You previously anticipated that Parcels 1.3a & 1.3d would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that Parcels 1.3a & 1.3d will be completed?

2025

4. What are the anticipated completions for each of the next five years on Parcels 1.3a & 1.3d?
    - 1 April 2023 – 31 March 2024: 75
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 25
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 39d: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b

From: Taylor Wimpey East Anglia
Sent: 2 March 2023 17:15

1. Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise) have detailed planning permission for 286 dwellings and are under construction. At March 2022, our monitoring recorded that 83 dwellings were under construction and the remaining 203 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    466, 467, 468, 495, 496, 497, 498, 499, 501, 502, 503, 504, 505 & 506 (14 plots)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    500 (1 plot)

2. You previously anticipated that the first dwelling(s) on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise) would be completed in April 2022. Has the first dwelling(s) been completed? If not, when do you anticipate the first dwelling(s) will be completed on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise)?

Yes

3. You previously anticipated that Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise) would be completed in December 2026. Is that still the intention? If not, when do you anticipate that Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise) will be completed?

No. Late 2027

4. 4. What are the anticipated completions for each of the next five years at Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise)?
    - 1 April 2023 – 31 March 2024: 70
    - 1 April 2024 – 31 March 2025: 47
    - 1 April 2025 – 31 March 2026: 51
    - 1 April 2026 – 31 March 2027: 60
    - 1 April 2027 – 31 March 2028: 43

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 39e: Cambourne West (land north west of Lower Cambourne) – Parcel 1.5

From: Taylor Wimpey East Anglia
Sent: 13 February 2023 16:39

1. The whole of West Cambourne has outline planning permission and a reserved matters planning application for 41 dwellings on Parcel 1.5 is being considered by the Council. What progress is being made towards delivery of dwellings on the site?

We are continuing to work closely with SCDC to secure an appropriate planning consent with an agreed target date of the 14/3/2023.

2. When do you anticipate that construction will start on the first dwelling(s) on Parcel 1.5?

The second half of 2024.

3. When do you anticipate that the first dwelling(s) will be completed on Parcel 1.5?

Mid 2025

4. When do you anticipate that Parcel 1.5 will be completed?

2026

5. What are the anticipated completions for each of the next five years on Parcel 1.5?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

Unable to answer at present – site to be built in 2025

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 39f: Cambourne West (land north west of Lower Cambourne) – Parcel 2.1

From: Vistry
Sent: 21 February 2023 10:22

1. The whole of West Cambourne has outline planning permission and a reserved matters planning application for 118 dwellings on Parcel 2.1 is being considered by the Council. What progress is being made towards delivery of dwellings on the site?

Reserved matters application still under consideration by SCDC.

2. When do you anticipate that construction will start on the first dwelling(s) on Parcel 2.1?

Q4 2023

3. When do you anticipate that the first dwelling(s) will be completed on Parcel 2.1?

Q2 2024

4. When do you anticipate that Parcel 2.1 will be completed?

2027

5. What are the anticipated completions for each of the next five years on Parcel 2.1?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 40
   - 1 April 2025 – 31 March 2026: 40
   - 1 April 2026 – 31 March 2027: 38
   - 1 April 2027 – 31 March 2028:

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.

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?

Uncertain market.

Response 39g: Cambourne West (land north west of Lower Cambourne) – remainder

From: Taylor Wimpey
Sent: 07 March 2023 11:59

This would be inclusive of Private and Affordable. The economic slow down has reduced our projected outputs.

From: Vistry
Sent: 21 February 2023 14:42

Given how far this projects forward, and the current uncertainty in the market, it's difficult to give any meaningful response to this one I'm afraid.

At a very high level, I would anticipate further reserved matters applications being made in 2024 and 2025, and delivery of circa 35 dwellings per developer per annum from year 2025/2026 onwards. But this is certainly subject to change!

The questions sent to Vistry and Taylor Wimpey were:

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings, and 826 dwellings already have reserved matters permission. Reserved matters planning applications for a further 159 dwellings on parcels 1.5 and 2.1 were submitted in October 2022 and are 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. Will the remainder of the residential parcels be delivered by Vistry and Taylor Wimpey, or will future residential parcels be delivered by other housebuilders? Have development partners been selected for each of the remaining residential parcels? If not, what are your intentions regarding securing a developer(s) to bring forward the delivery of the remaining residential parcels?

3. What is your anticipated programme for the delivery of subsequent 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?

4. How many dwellings do you anticipate will be completed each year on the West Cambourne development?

5. What are the anticipated completions for each of the next five years on the remaining parcels within the Cambourne West development (where there is no reserved matters permission or planning application submitted)?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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 40: Cambourne West (Land within the Business Park)

From: Carter Jonas and Hill
Sent: 14 February 2023 14:00

1. The site is allocated for approximately 240 dwellings. A full planning application for 256 dwellings and change of use of existing marketing suite to café was submitted in January 2023 and is being considered by the Council. What progress is being made towards the delivery of dwellings on the site?

The planning application is pending determination and if the application is determined by the Council in line with the statutory period, should hopefully have a planning permission by 10th April 2023, following which conditions can be discharged and then works commence.

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

August 2023

3. You previously anticipated that the first dwelling(s) would be completed in June 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Revise to December 2024 to account for slippage in programme submitting application.

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

March 2029

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 40
   - 1 April 2025 – 31 March 2026: 50
   - 1 April 2026 – 31 March 2027: 50
   - 1 April 2027 – 31 March 2028: 50

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.

Remaining 66 dwellings in 2028-2029.

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 41: Fulbourn & Ida Darwin Hospitals

From: Morris Homes
Sent: 01 March 2023 09:57

We're actually gearing up enabling works to start this month.

The questions sent to Morris Homes were:

1. The site has detailed planning permission for 203 dwellings, access and associated works, open space and landscaping, following the demolition of existing buildings on site, which was approved in April 2022. What progress is being made towards delivery of dwellings on this site?

2. You previously anticipated that construction would start on the first dwelling(s) in November 2022. 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 March 2023. 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 2028. 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 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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 42: Papworth West-Central - south of Church Lane

From: Flagship Group
Sent: 2 February 2023 15:46

1. The site has detailed planning permission for 61 dwellings and is under construction. At March 2022, our monitoring recorded that 53 dwellings had been completed and the remaining 8 dwellings were under construction.

At March 2022, 21 dwellings had been completed in accordance with Practical Completion certificates issued under the Building Contract.

   a. Which plots had been completed by 31 December 2022?

      53 plots were completed by 31/12/2022, these included B1 to B53 (the blue land).

   b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

      8 plots are to be completed by 31 March 2023, these include plots P1, P4, P5, P6, P7, P8, P9 and P10 (there is no P2 or P3).

2. You previously anticipated that the development would be completed by October 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

   No. 31 March 2023

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

N/A as scheme to be complete by 31 March 2023.

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 43: Land north of Babraham Road, Sawston

No response has been received from Hill.

Response 44: Land south of Babraham Road, Sawston

From: Redrow Homes
Sent: 17 February 2023 14:06

1. The site has full planning permission for 280 dwellings, two vehicular accesses from Babraham Road, and open space, which was approved in August 2022. What progress is being made towards the delivery of dwellings on this site?

Work has recently started on site.

2. You previously anticipated that construction would start on the first dwelling(s) towards the end of 2022-2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. 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

4. 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?

Yes

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 30
   - 1 April 2024 – 31 March 2025: 50
   - 1 April 2025 – 31 March 2026: 50
   - 1 April 2026 – 31 March 2027: 50
   - 1 April 2027 – 31 March 2028: 50

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.

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 the industry as a whole – build rate may drop if sales rate stagnates.

Response 45: Green End Industrial Estate, Gamlingay

From: Morris Homes
Sent: 9 March 2023 15:04

1. The site has detailed planning permission for demolition of 5 dwellings and erection of 90 dwellings, and is under construction. At March 2022, our monitoring recorded that the existing 5 dwellings had been demolished, 23 new dwellings had been completed, 37 new dwellings were under construction and the remaining 30 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    56 plots completed by this date

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    1 plot completed between these dates

2. You previously anticipated that the development would be completed in June 2023. Is this still the intention? If not, when do you anticipate that the development will be completed?

No, Anticipated by March 2024

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 33 plots in this period to complete the 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

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

0

Response 46: Land at Bennell Farm, West Street, Comberton

From: Beechwood Estates & Development
Sent: 15 February 2023 12:48

1. The original site (east of the access road) has detailed planning permission for 90 dwellings. At March 2022, our monitoring recorded that 75 dwellings had been completed and 15 dwellings were under construction. What progress is being made towards delivery of dwellings on the original site?
   a. Which plots had been completed by 31 December 2022?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

Approximately 90% completed/occupied at this time. 7 dwellings under construction.

2. When do you anticipate that the development of the original site will be completed?

May 2023

3. What are the anticipated completions for each of the next five years on the original site?
   - 1 April 2023 – 31 March 2024: Intention for remaining dwellings to be sold within this timeframe.
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards on the original site at the same build out rate as anticipated in 2027-2028?

n/a

5. Full planning permission was allowed on appeal in September 2022 for an additional 41 dwellings on a new site (west of the access road). What progress is being made towards delivery of dwellings on the new site?

Work continues to progress matters surrounding discharging planning conditions, and in accordance with the Master Programme, the design is being developed to a detailed design stage to enable tendering of main contractors to take place.

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

Based on the current Master Programme, and subject to internal and external factors, construction is due to commence in Autumn 2023, with an anticipated construction phase of c 16-18 months.

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

Please refer to point 6.

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

Please refer to point 6.

9. What are the anticipated completions for each of the next five years on the new site?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 39 (unassigned 2 self-build plots)
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

10. Are the anticipated completions for 2028-2029 onwards on the new site at the same build out rate as anticipated in 2027-2028? 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?

The principal considerations at present surround uncertain market 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 47: 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 48: Land off Sandy Lane and land off Elizabeth Way, Cambridge

No response has been received from Littlebury Property Limited or their agent.

Response 49: 18 Chesterton Road, Cambridge

From: NP Architects
Sent: 15 February 2023 06:31

1. The site has full planning permission for the demolition of the three existing dwellings and the erection of 11 new dwellings. What progress is being made towards delivery of dwellings on the site?

All pre-commencement conditions have been discharged and material start made.

2. We have noted that a material start needed to be made on site by 15 January 2023 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

Yes material start has been made to secure the existing consent. All pre-commencement conditions have been discharged and a section of drainage was laid which was inspected by Building Control before the 15th Jan 2023.

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

Not known. The site has been put on the market several times over the last few years. We understand that our client is currently negotiating the sale.

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

March 2025

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

March 2025

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

As these are flats they will be completed at the same time.

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.

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?

Increase in build costs have reduced potential profit margins and make the scheme less viable.

Response 50: 121-125 Chesterton Road, Cambridge

From: Pegasus Group
Sent: 1 February 2023 16:12

We have a pre-app with the Council to develop this site as an aparthotel. The outcome of this process is still unknown and for that reason we are discharging conditions to enable a lawful commencement of work on site relating to the 109 bedroom shared living scheme (19 units of various sizes) before the permission expires in June 2024. If we were to complete the implementation of that permitted scheme then we would do so in 2025/26. We can update you further once we know the outcome of the current pre-app.

The questions sent to Pegasus were:

1. 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. At March 2022, our monitoring recorded that all 19 houses in multiple occupation had not been started. What progress is being made towards delivery of dwellings on this site?

2. You previously advised that the scheme permitted is not viable and that Pan Albion LLP are exploring other options for the site. However, we understand that a number of discharge of conditions applications are being considered by the Council. Have the viability issues been resolved such that this planning permission is now being taken forwards?

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

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

5. You previously anticipated that the first dwelling(s) would be completed in 2024-2025. Is this still the intention? If not, when do you anticipate that the first dwelling(s) 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 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

- 1 April 2027 – 31 March 2028

8. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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 51: Hayling House, Fen Road, Cambridge

From: NP Architects
Sent: 1 February 2023 17:34

1. The site has full planning permission for demolition of the existing dwelling and erection of 14 dwellings, and is under construction. At March 2022, our monitoring records the existing dwelling had been demolished, 4 new dwellings in block 2 had been completed, and the 10 new dwellings in blocks 1 and 3 were under construction.
    a. Which plots had been completed by 31 December 2022?

    Block 1 (4 units) & 2 (4 units)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Block 3 (6 units)

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

It is now completed apart from some landscaping.

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 52: 71-73 Fen Road, Cambridge

From: Cambridge Investment Partnership
Sent: 16 January 2023 18:30

1. The site has full planning permission for the demolition of the existing buildings (2 dwellings) and the erection of 12 dwellings. At March 2022, our monitoring recorded that no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

Works commenced in November 2022.

2. You previously anticipated that construction would start on the first dwelling(s) in June 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

As above.

3. You previously anticipated that the first dwelling(s) would be completed in December 2023. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

4. 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?

Yes

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 12
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

None currently known.

Response 53: Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

No response has been received from Sorrento Hotel.

Response 54: 212-214 Newmarket Road, Cambridge

From: CitiHaus
Sent: 16 February 2023 14:24

1. The site has full planning permission for 13 dwellings. At March 2022, our monitoring recorded that all 13 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Start on site commenced in December 2022. Completion due January 2024.

2. You previously anticipated that construction would start on the first dwelling(s) in April 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

As above. January 2024 delivery.

3. You previously anticipated that the first dwelling(s) would be completed in mid-2023. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Q1 2024

4. You previously anticipated that the development would be completed in mid-2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes, construction has now commenced.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 13
   - 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

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

Build cost increase and slow planning discharge by Cambridge City Council planning.

Response 55: Chartwell House, 620 - 622 Newmarket Road, Cambridge

From: Carter Jonas
Sent: 16 February 2023 12:04

I have just spoken with the applicant there and all of the flats have now been completed (February 2023).

The questions sent to Carter Jonas were:

1. The site has full planning permission for change of use to 11 dwellings and is under construction. At March 2022, our monitoring recorded that construction had started on the change of use.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. If no dwellings have yet been completed, when do you anticipate that the first dwelling(s) will be completed?

3. You previously anticipated that the development would be completed in late 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 56: 141 Ditton Walk, Cambridge

From: Carter Jonas
Sent: 14 February 2023 11:49

1. The site has full planning permission for 14 dwellings and is under construction. At March 2022, our monitoring recorded that 11 dwellings had been completed and the remaining 3 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    Plots 1 to 10.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Plots 11 to 14 will be completed before 31 March 2023.

2. You previously anticipated that the development would be completed by the end of Q4 2022. 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 57: 291 Hills Road, Cambridge

From: Enterprise Property Group
Sent: 8 February 2022 16:48

1. The site has full planning permission for the demolition of a dwelling and the erection of 15 new dwellings. At March 2022, our monitoring recorded that the existing dwelling had been demolished and all 15 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    13 plots

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    2 plots completed in January 2023

2. If no dwellings have yet been completed, when do you anticipate that the first dwelling(s) will be completed?

N/A

3. You previously anticipated that the development would be completed in September 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

All now completed.

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

n/a

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 58: Land at National Institute of Agricultural Botany Headquarters Building, Huntingdon Road, Cambridge

No response has been received from Vertex Living or their agent.

Response 59: 66-80B Colville Road, Cambridge

From: Cambridge Investment Partnership
Sent: 14 February 2023 13:27

1. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings. At March 2022, our monitoring recorded that the existing 24 dwellings had been demolished, 63 dwellings were under construction and the remaining 6 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    63

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    0

2. You previously anticipated that the first dwelling(s) would be completed in summer 2022. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

63 dwellings completed

3. You previously anticipated that the development would be completed in autumn 2022? Has the development been completed? If not, when do you anticipate that the development will be completed?

63 dwellings completed, remaining 4 to be completed once Colville Phase 3 is completed in Summer 2024

4. You previously advised that only 67 dwellings will be delivered through the implementation of this planning permission, as the remaining 2 dwellings are within the boundary of the next phase of the development. Is this still the intention?

That is correct

5. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 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:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

n/a

Response 60: Phase 3, Land at Colville Road

From: Cambridge Investment Partnership
Sent: 14 February 2023 13:22

1. The site has full planning permission for the demolition of 18 dwellings and the erection of 48 new affordable dwellings, which was approved in July 2022. What progress has been made towards delivery of dwellings on the site?

Construction commenced January 2023

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

January 2023

3. You previously anticipated that the first dwelling(s) would be completed in January 2024. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Summer 2024

4. You previously anticipated that the development would be completed in June 2024. Is this still the intention? If not, when do you anticipate that the development will be completed?

Summer 2024

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 48
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

None currently

Response 61: 63 New Street, Cambridge

From: Blues Property
Sent: 2 February 2023 13:55

All plots were completed prior to 31st January 2023.

The questions sent to Blues Property were:

1. The site has full planning permission for demolition of the existing dwelling and erection of 10 new dwellings. At March 2022, our monitoring recorded that the existing dwelling had been demolished and that all 10 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. If no dwellings have yet been completed, when do you anticipate that the first dwelling(s) will be completed?

3. You previously anticipated that the development would be completed in August 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 62: Land off Clerk Maxwell Road, Cambridge

From: Hill
Sent: 2 February 2023 12:02

1. The site has full planning permission 35 dwellings and is under construction. At March 2022, our monitoring recorded 3 dwellings had been completed, 28 dwellings were under construction and 4 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    10 plots complete

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    1 further plot

2. You previously anticipated that the development would be completed in Q3 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Correct still intention

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: final 24 completions
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 63: The Meadows Community Centre, St Catharines Road, Cambridge

From: Cambridge Investment Partnership
Sent: 14 February 2023 11:47

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 (22 dwellings in Cambridge and 56 dwellings in South Cambridgeshire), and a replacement multi-use games area. At March 2022, our monitoring recorded that all 22 dwellings in Cambridge were under construction, but that the 56 dwellings in South Cambridgeshire had not been started.
   a. Which plots had been completed by 31 December 2022? Please provide details for Cambridge and South Cambridgeshire individually.

   0

   b. Which plots are anticipated to be completed between 1 January and 31 March 2023? Please provide details for Cambridge and South Cambridgeshire individually.

   0

2. You previously anticipated that the 22 dwellings in Cambridge would be completed in summer 2023. Is that still the intention? If not, when do you anticipate that the dwellings in Cambridge will be completed?

   Summer 2023 is still the target

3. You previously anticipated that construction would start on the 56 dwellings in South Cambridgeshire in summer 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) in South Cambridgeshire?

Construction commenced, programme aligned with Cambridge dwellings.

4. You previously anticipated that the 56 dwellings in South Cambridgeshire would be completed in summer 2025. Is that still your intention? If not, when do you anticipate that the development will be completed?

Programme has been amended, targeting completion in Summer 2023

5. 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 2023 – 31 March 2024: 22 dwellings in Cambridge and 56 dwellings in South Cambridgeshire
- 1 April 2024 – 31 March 2025:
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

No

Response 64: Aylesborough Close, Cambridge

From: Cambridge Investment Partnership
Sent: 7 March 2023 08:54

1. Planning committee in October 2022 resolved to grant a full planning application for the demolition of existing buildings (including 36 dwellings) and erection of 70 dwellings, landscaping, substation and associated works, subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?

S106 due to be signed this week. Pre commencement planning conditions ready to be submitted once decision notice has been issued.

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

August 2023

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

January 2025

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

Autumn 2025

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 15
   - 1 April 2025 – 31 March 2026: 55
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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.

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?

None currently.

Response 65: 67-97A Campkin Road, Cambridge

From: Cambridge Investment Partnership
Sent: 14 February 2023 12:51

1. The site has full planning permission for demolition of 32 dwellings and erection of 75 dwellings, and is under construction. At March 2022, our monitoring recorded that the existing 32 dwellings had been demolished, and all 75 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    75

2. You previously anticipated that the first dwelling(s) would be completed in spring 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

3. You previously anticipated that the development would be completed in summer 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Summer 2023 (Community Centre)

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 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:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

n/a

Response 66: Buchan Street Neighbourhood Centre, Cambridge

From: Cambridge Investment Partnership
Sent: 7 March 2023 08:55

1. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop, community cafe, 28 affordable dwellings and open space. At March 2022, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Pre commencement conditions discharged. Construction due to commence June 2023.

2. You previously advised that development of this site is linked to the development at The Meadows Community Centre, as the existing community facilities on this site need to be relocated to the new community building on that development, before this site can be redeveloped. You previously anticipated that this relocation would take place in spring 2023. Is this still the intention? If not, when do you anticipate the relocation of the community facilities from this site will take place?

On target to relocate in Spring 2023.

3. You previously anticipated that construction would start on the first dwelling(s) in summer 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

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

Yes. Dwellings will be completed in 2024-2025 but other parts of the development such as the community café will continue for a few months after the dwellings are completed.

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:

- 1 April 2024 – 31 March 2025: 28
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028? n/a

Response 67: Land at Aragon Close and Sackville Close, Cambridge

From: Cambridge Investment Partnership
Sent: 14 February 2023 12:37

1. Planning committee in October 2022 resolved to grant a full planning application for the demolition of existing garages and hardstanding and erection of 14 dwellings together with green space, landscaping, and associated infrastructure, subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?

Waiting for decision notice to be issued. Pre commencement conditions ready to submit. Design work ongoing.

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

June 2023

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

Spring 2024

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

Summer 2024

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 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:

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.

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?

Not currently

Response 68: 102-108 Shelford Road, Cambridge

From: Bidwells
Sent: 1 March 2023 10:27

Thank you for your message below. I cannot respond in any great detail I'm afraid, however, we do not believe the works will commence within the next 18 months.

The questions sent to Bidwells were:

1. The site has full planning permission for refurbishment and extension of two existing dwellings to create 6 flats, demolition of two existing dwellings, and erection of a three storey apartment block (6 flats), which was approved in June 2022. What progress is being made towards delivery of these dwellings?

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

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

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

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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 69: Hallmark Hotel, Bar Hill

No response has been received from Sanctuary Housing.

Response 70: Former CEMEX Cement Works, Haslingfield Road, Barrington

From: Redrow Homes
Sent: 14 February 2023 12:20

1. The site has detailed planning permission for 220 dwellings and is under construction. At March 2022, our monitoring recorded that 16 dwellings had been completed, 50 dwellings were under construction and the remaining 154 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    1, 2, 34-42, 76-78, 83-96, 124, 125, 127-140 (44 plots)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    3-12, 28-33 (16 plots)

2. Planning committee in August 2022 approved a full planning application for the re-design of part of the site leading to an increase of 3 dwellings within the development, subject to the completion of a s106 agreement. What progress is being made towards delivery of these additional dwellings?

Detailed designs are being progressed in order to start construction once s106 is agreed and signed. We also received a resolution to grant permission for our northern replan application at committee in February 2023, which will result in an additional 37 dwellings, again subject to completion of a s106 agreement.

3. 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?

Yes

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 60
    - 1 April 2024 – 31 March 2025: 60
    - 1 April 2025 – 31 March 2026: 60
    - 1 April 2026 – 31 March 2027: 20
    - 1 April 2027 – 31 March 2028: N/A

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 71: Land east of Spring Lane, Bassingbourn

From: Sanctuary Homes
Sent: 21 January 2022 18:32

1. The site has detailed planning permission for 30 dwellings. What progress is being made towards delivery of dwellings on the site?

Sanctuary have entered into contract with Marfleet and Blythe Ltd. We are currently going through the detailed design period with the contractor and will be submitting the pre commencement conditions to SCDC. Sanctuary have paid the deposit to UKPN for the diversion of the northern most high voltage cable, enabling us to progress the design works and line up sub-contractors to start on site, once the pre commencement conditions have been discharged.

2. We have noted that a material start needed to be made on site by 31 July 2021 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

Yes, a material start has been made on site for the planning permission to remain extant.

3. You previously anticipated that construction would start on the first dwelling(s) in summer 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction of the first dwelling will commence in April 2023.

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

We are anticipating the first unit be practically completed by December 2023.

5. You previously anticipated that the development would be completed in autumn 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

We anticipate the development be completed by November 2024.

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 23 of 30
   - 1 April 2024 – 31 March 2025: 7 of 30
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:

- 1 April 2027 – 31 March 2028:

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.

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 main constraints affecting this development are the UKPN diversion, we are awaiting an anticipated date for UKPN to start their works. We are unable to complete 5 of the units until the diversion works have been carried out, potentially delaying the programme. We have entered into contract with Marfleet and Blythe and secured the price, apart from minor anticipated variations, there should not be any major costs affecting the project.

Response 72: 26 South End, Bassingbourn

From: Wood Oak Ltd
Sent: 1 February 2023 08:45

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 2022, 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 2022?

    plot 10, 1, 2 (number 9, 10, 1)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    None. We also acquired and renovated the former school caretakers house now forming part of the site as number 1A.

2. You previously advised that an obligation within the s106 agreement requires that no more than 4 dwellings can be occupied until either planning permission has been approved for 4 affordable dwellings on a nearby site within the village or a commuted sum in lieu of the provision of affordable housing has been paid to the Council. Has this obligation been delivered either through the approval of a planning permission or the payment of a commuted sum, such that the remaining dwellings on this site can be delivered?

It is close but still not quite over the line. s106 looks to be about complete but the final planning permission has not been issued, hence we are not in a position to discharge the conditions ahead of delivering the affordable units, or even the remainder of the site which has ground to a total halt for nearly a year. It looks like we won't be able to start back on site for at least 12-18m.

3. When do you anticipate that construction will start on the remaining dwellings?

18m - Summer 2024

4. When do you anticipate that the next dwelling will be completed?

Spring 2025

5. When do you anticipate that the remainder of the development will be completed?

Winter 2027

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 3
    - 1 April 2026 – 31 March 2027: 3
    - 1 April 2027 – 31 March 2028: 1

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.

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 only issue we face is catastrophically bad planning approval. Due to the length of time the site has taken to deliver we have tried to tweak some of the house design with VC applications. These just continue to sit in limbo - they are so simple and should be quickly and routinely approved to speed up our build out. This is the biggest risk to further delays.

Response 73: 35 Knutsford Road, Bassingbourn

From: Papworth Trust
Sent: 14 February 2023 12:41

35-53 Knutsford Road was completed on site in January 2023 and is now occupied.

The questions sent to Papworth Trust were:

1. The site has full planning permission for part conversion of an existing building from supported living (7 bedrooms and 4 independent living units) to 10 independent living apartments. At March 2022, our monitoring recorded that no construction works had started on site. What progress is being made towards delivery of these dwellings?

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

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

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

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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 74: Land east of Highfields Road, Caldecote

From: Vistry Eastern
Sent: 23 February 2023 09:56

1. The site has detailed planning permission for 66 dwellings and is under construction. At March 2022, our monitoring recorded that 42 dwellings had been completed and the remaining 24 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    No plots have been completed since this period.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    All 24 plots will be completed by 31st March 2023.

2. You previously anticipated that the development would be completed in November 2022? Has the development been completed? If not, when do you anticipate that the development will be completed?

By end of March 2023.

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

As mentioned above Phase 1's anticipated completion will be by the end of March 2023.

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Please see comment above.

Response 75: Land off Grafton Drive, Caldecote

From: Balfour Beatty Homes
Sent: 14 February 2023 12:57

1. The site has detailed planning permission for 58 dwellings and is under construction. At March 2022, our monitoring recorded that 36 dwellings had been completed, 13 dwellings were under construction and the remaining 9 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

Open market legal completions to 31 December 2022 are:

Legal Completion Date	**Plot Number**
September 2021	46
October 2021	56
December 2021	8
January 2022	31, 32, 33, 44, 45
February 2022	2
April 2022	58
May 2022	29
June 2022	21, 30, 57
August 2022	28, 43
September 2022	41
October 2022	22, 23
December 2022	12, 13, 14, 15

Build completed plots by 31 December 2022 for open market plots are:

Build Complete Date	**Plot Number**
September 2021	46, 56, 57, 58
October 2021	2, 8
December 2021	31, 33, 44
January 2022	32, 42, 43, 45
February 2022	41
May 2022	29, 30
June 2022	21
July 2022	20
August 2022	28
October 2022	22, 23
December 2022	12, 13, 14, 15

All 23 housing association plots occupied by December 2022.

b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

The plots anticipated to be build completed between January and March 2023 are as follows:

Build Complete Date	**Plot Number**
January 2023	24
February 2023	1, 9, 19, 26, 27
March 2023	16, 17, 18, 25

2. You previously anticipated that the development would be completed in June 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes this is still the forecasted date to be build completed.

3. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: No open market completions are forecasted for this period
   - 1 April 2024 – 31 March 2025: No open market completions are forecasted for this period
   - 1 April 2025 – 31 March 2026: No open market completions are forecasted for this period
   - 1 April 2026 – 31 March 2027: No open market completions are forecasted for this period
   - 1 April 2027 – 31 March 2028: No open market completions are forecasted for this period

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Not applicable for this development

Response 76: Land off Rampton Road, Cottenham

From: Redrow Homes
Sent: 16 February 2023 14:55

1. The site has detailed planning permission for the demolition of the existing dwelling and the erection of 200 new dwellings, and is under construction. At March 2022, our monitoring recorded that the existing dwelling had been demolished, 36 new dwellings had been completed, 60 dwellings were under construction and 104 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    65

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    13

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

2026

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 40
    - 1 April 2024 – 31 March 2025: 40
    - 1 April 2025 – 31 March 2026: 40
    - 1 April 2026 – 31 March 2027: 2
    - 1 April 2027 – 31 March 2028: 0

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

No completions expected between 1 April 2027 and 31 March 2028.

Response 77: Land at Oakington Road, Cottenham

From: Persimmon Homes
Sent: 15 February 2023 08:33

Apologies for the delay in responding. I can confirm as at December 2022 all plots have been completed on the development.

The questions sent to Persimmon Homes were:

1. The site has detailed planning permission for 121 dwellings and is under construction. At March 2022, our monitoring recorded that 113 dwellings had been completed and the remaining 8 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. You previously anticipated that the development would be completed in June 2022. 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 78: Land north east of Rampton Road, Cottenham

From: Tilia Homes
Sent: 2 February 2022 14:45

1. The site has detailed planning permission for 140 dwellings. At March 2022, our monitoring recorded that all 140 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

36 plots are already under construction, start date on site October 2022

2. You previously anticipated that construction would start on the first dwelling(s) in April 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

As above October 2022

3. You previously anticipated that the first dwelling(s) would be completed in October 2022. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

No dwelling has yet been completed, anticipated first completion will be June 2023 for the Show Home Plot 29

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?

    0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    0

5. You previously anticipated that the development would be completed in April 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

Estimated end of 2025 at current build program

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

To the best of our knowledge we would forecast as follows subject to market conditions

- 1 April 2023 – 31 March 2024: 51
- 1 April 2024 – 31 March 2025: 61
- 1 April 2025 – 31 March 2026: 28
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Development should be completed

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?

We will rely on sensible central government intervention and our own internal strategic decision making and senior management.

Response 79a: Land at Potton End, Eltisley (affordable homes)

From: Hastoe Group
Sent: 28 February 2023 17:54

Hastoe is only building out 9 of the homes on this site, which are the affordable homes. The land for the remaining 3 plots has been retained by [REDACTED, the landowner], so I have made a prediction about the delivery of those homes.

1. The site has full planning permission for 12 dwellings. At March 2022, our monitoring recorded that all 12 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Hastoe entered contract for the construction of 9 plots with DCH Construction on 26/09/22. Archaeology excavation works being concluded prior to house construction commencing. Plots 10-12 are not being built out by Hastoe or currently under construction.

2. You previously anticipated that construction would start on the first dwelling(s) in Spring 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Spring 2023

3. You previously anticipated that the first dwelling(s) would be completed in Spring 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Spring 2024

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?

    N/A

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    N/A

5. You previously anticipated that the development would be completed in Spring 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Spring 2024 for Hastoe element (9 affordable homes); Summer 2025 (3 open market homes)

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025: 9
    - 1 April 2025 – 31 March 2026: 3
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

N/A

Response 79b: Land at Potton End, Eltisley (market homes)

From: [REDACTED, the landowner]
Sent: 1 March 2023 13:57

We think summer 2024 for our 3 houses.

The questions sent to the landowner were:

1. The site has full planning permission for 12 dwellings. At March 2022, our monitoring recorded that all 12 dwellings had not been started. 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 Spring 2022. 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 Spring 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

5. You previously anticipated that the development would be completed in Spring 2023. 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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

From: Bpha
Sent: 14 February 2023 11:44

1. The site has full planning permission for 14 affordable dwellings. What progress is being made towards delivery of dwellings on the site?

We have exercised the option on the site and are currently out to tender for a building contractor for the scheme. These tenders will be returned towards the end of February 2023.

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

Construction would commence in September 2023 should the risks outlined below be overcome.

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

Our estimate is that dwellings will be complete in November 2024.

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

Given the size of the site we are not anticipating a significantly phased handover so November 2024 would be our estimate for completion.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 14 dwellings
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

There are three principle constraints on the site that to an extent are interrelated:

- Build cost – we have undertaken a build cost estimate for the scheme. In 2022 there was evidence of build cost inflation in the market, we have gone to tender to a number of building contractors. These prices are expected back at the end of Feb 2023 and we will have a firm position on costs at the end of March 2023.
- Programme – there are a number of pre-commencement conditions attached to the consent, these will be discharged by our appointed building contractor, it is important these are discharged within statutory timescales for the above programme to be met.
- Funding – the level of grant funding required will be influenced by the build cost, however this is also influenced by the wider financial markets and the inflation in the economy. We are engaging with Homes England on this matter. The scheme will be meeting the Rental Policy for the area of 70% of open market rents.

Response 81: Land at Chrishall Road, Fowlmere

From: Stonewater
Sent: 16 February 2023 11:55

1. The site has full planning permission for 16 affordable dwellings and open space. At March 2022, our monitoring recorded that all 16 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    No plots had completed by December 2022.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    None

2. If no dwellings have yet been completed, when do you anticipate that the first dwelling(s) will be completed?

We anticipate all handovers will be May 2023

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

May 2023

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

N/A

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 82: Land at Teversham Road, Fulbourn

From: Barton Willmore
Sent: 13 February 2023 08:57

1. The site has detailed planning permission for 110 dwellings, which was allowed on appeal in June 2022. What progress has been made towards delivery of dwellings on the site?

Development has yet to commence

2. You previously advised that Castlefield International Ltd would bring forwards the site themselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

This is still the intention

3. You previously anticipated that construction would start on the first dwelling(s) in Q4 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes, subject to the judicial review process

4. You previously anticipated that the first dwelling(s) would be completed in Q3 2024. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, subject to the judicial review process

5. You previously anticipated that the development would be completed in Q4 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

No, the development would be completed in Q1 2026, subject to the judicial review challenge

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 70
   - 1 April 2025 – 31 March 2026: 40
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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.

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?

No

Response 83: Telford House, 76 Cow Lane, Fulbourn

From: Jeremy Blake Architects
Sent: 22 February 2022 17:24

1. The site has prior approval permission for the change of use of offices to 11 dwellings. What progress is being made towards delivery of dwellings on the site?

A further planning application for double garages, carports with PV panels, bike and bin stores was submitted on 06/10/2022 but withdrawn notification today delaying the implementation of this project.

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

Summer 2023

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

Spring 2024

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

Autumn 2024

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 1x1 bedroom apartment, 8 x 2 bedroom apartments and 2x3 bedroom apartments
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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?

Planning consent is delaying this project as outlined above.

Response 84: South of West Road, Gamlingay

From: BPHA
Sent: 1 February 2022 18:53

1. The site has detailed planning permission for 29 dwellings. At March 2022, our monitoring recorded that all 12 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Bushmead Homes is currently working towards discharging all pre-commencement conditions to enable to implement a start on site

2. You previously anticipated that construction would start on the first dwelling(s) in 2023-2024. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Delays with discharging the pre-commencement conditions has impacted on our build programme. It is difficult to predict an exact start on a dwelling as much is dependent on being able to discharge the pre-commencement conditions.

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?

We are unable to predict firm dates at this current time until we understand timescales on pre-commencement conditions which are suffering delays in the planning system.

4. You previously anticipated that the development would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

As above

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 15
   - 1 April 2025 – 31 March 2026: 14
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

Discharging pre-commencement conditions has been a timely process with little feedback which has impacted on bringing this scheme forward. Delays have meant that tender prices have expired so viability of the site is constantly changing. We continue to work closely with the LPA to obtain timescales and receive early indications of their requirements so that we can expedite any queries once we are aware of them.

Response 85: 16-22 High Street & 1-4 Michael's Close, Girton

From: Girton Town Charity
Sent: 8 February 2023 14:18

1. The site has full planning permission for demolition of the 6 existing dwellings and erection of 15 new dwellings, and is under construction. At March 2022, our monitoring recorded that the existing 6 dwellings had been demolished and that all 15 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Fifteen dwellings and one Charity Administration Office unit

2. You previously advised that the first dwelling(s) would be completed in October 2022. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

All Fifteen dwellings to be completed on 24th February 2023

3. You previously advised that the development would be completed in October 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

Practical Completion of the fifteen dwellings will be 24th February 2023, Charity Administration Office is scheduled for completion early in March 2023

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

No further development on this site is anticipated.

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

No further development.

Response 86: Land adjacent to Mores Meadow, Great Shelford

No response has been received from Great Shelford Parochial Charities or their agent.

Response 87: 2 Station Road, Great Shelford

From: Planning Issues
Sent: 17 February 2023 11:23

Apologies for the delay. I think the Client's intention is to start later this year on site. That being the case you are looking at about a 14 month build programme to get to completion. As it a singular block of flats the whole development will be completed in one phase with all units being available at the point of completion. I think it would be reasonable to assume all 39 units will be available in the year April 2024-March 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. What progress is being made towards delivery of dwellings on the site?

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

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

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

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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 88: South of Thompsons Meadow, Trap Road, Guilden Morden

From: Phillips Planning
Sent: 14 February 2023 10:57

Our clients are seeking to be building on site this year – completions probably 12 months away. Whole site will be built out in the next 2 years.

The question sent to Phillips Planning were:

1. The site has detailed planning permission for 16 dwellings. At March 2022, our monitoring recorded that all 16 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

2. You previously anticipated that construction would start on site in March/April 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

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

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

5. You previously anticipated that the development would be completed by November/December 2023. 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 89: South of 279 St Neots Road, Hardwick

From: Hill
Sent: 7 February 2023 17:26

1. The site has detailed planning permission for the demolition of 2 existing dwellings and the erection of 155 new dwellings, and is under construction. At March 2022, our monitoring recorded that the 2 existing dwellings had been demolished, 15 new dwellings were completed, 83 new dwellings were under construction, and the remaining 57 new dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    1-36, 59-69, 85-87, 111, 116, 121-123, 37-39, 53-58, 100-103, 112-115, 117-120, 124-129, 149-152

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    40-52, 70-73, 81-84, 130, 131-134, 147, 148

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?

Yes, with final handovers in September.

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 74- 80, 88, 89, 90-94, 99, 135-146
    - 1 April 2024 – 31 March 2025: 95-98, 104-110, 153-155
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

There are no anticipated completions for this time period.

Response 90: Former Waste Water Treatment Facility, Cambridge Road, Hauxton

No response has been received from Bridgemere Group.

Response 91: Wellcome Genome Campus, Hinxton

From: David Lock Associates
Sent: 22 February 2023 12:50

1. The site has outline planning permission for a phased mixed use development comprising of: up to 150,000 sqm of flexible employment uses; 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. Two reserved matters planning applications have been granted for non-residential uses, strategic green infrastructure and decked car parking, and a further reserved matters planning application for improvement works to the A1301 is being considered by the Council. 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:

Urban & Civic (U&C) is responsible for the delivery of the Wellcome Genome Campus and has instructed a full multi-disciplinary team to progress the implementation of the site and work has been ongoing for circa 18 months on a number of workstreams which are summarised below. U&C has worked closely with SCDC on taking forward the planning conditions to ensure that an efficient and effective approach to addressing the design requirements is pursued to facilitate submission of reserved matters applications, this is reflected in the workstreams below.

a) Discharge of pre-reserved matters site wide conditions – now approved
b) Discharge of pre-commencement conditions – now approved
c) Enabling works and early landscape works submission – this application is approved and works are underway in terms of planting, earthworks and SuDS that provide a landscape buffer to the future residential parcels. This approval also facilitated the initial site set up including the site office and haul routes for the wider implementation of the site.
d) Reserved matters application for new site accesses off A1301 – this reserved matters application is now approved and will facilitate access into the expansion land for the residential and research and translation development, and the wider pedestrian and cycle improvements along with A1301.
e) Full Planning Application for new bridges to link the existing campus with the expansion land – submitted in February 2023
f) Strategic Development Guide – Site Wide Development and Design Guide Document providing strategic design framework for research and translation and residential components of the site and all associated infrastructure. The preparation of this document has been subject to extensive discussions and engagement with

SCDC and other stakeholders and a final document is due for submission in Spring 2023.

g) The reserved matters application for the first phase of on-site infrastructure will be submitted in the second quarter of 2023, this will unlock the expansion land and facilitate the delivery of primary and secondary roads through the site as well as drainage and utilities infrastructure, providing access to development parcels.
h) Following the submission of the first infrastructure reserved matters application, the reserved matters application for the first buildings is programmed for submission in Summer / Q3 2023. The brief for the first buildings has been finalised and the selected architect is likely to be appointed by end February 2023. As set out in the brief, the first buildings are anticipated to include circa 80 residential units. Engagement with SCDC on these first buildings will commence in the Spring 2023 with approval of the reserved matters application programmed for end of 2023 and start on site in Q1/2 2024. As identified in the emerging Design Guide, there are residential parcels that are accessible from the primary street and as such will be brought forward early in the delivery programme. The reserved matters application for these residential parcels is programmed to follow in September 2023

2. You previously advised that design work for the development had commenced to enable the Strategic Development Guide (site wide development and design guide) to be prepared, which will provide a design framework for the whole development and all its associated infrastructure. What progress is being made on the Strategic Development Guide?

The Strategic Design Guide is well advanced in its preparation and has been subject to extensive review and engagement with officers. An updated draft document was issued to SCDC for review on Monday 13th February. Following officer review it is anticipated that the Guide will be subject to review by the Cambridgeshire Quality Panel to aid its finalisation. U&C aim to submit the final Guide in April 2023. It is important to note that the conditions allow for concurrent submission of subsequent Development Briefs and reserved matters applications, thus U&C will seek to submit the first Development Brief and built form reserved matters application whilst the Design Guide is being determined.

3. You previously anticipated that planning applications for new bridges, improvements to the A1301 and the first phase of infrastructure (primary and secondary roads, drainage, and utilities) would be submitted in 2022, and that construction would start on on-site infrastructure in Q2 2023. 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. When do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

    May 2023

b. When do you anticipate that construction of initial infrastructure will start on site?

Q4 2023

c. When do you anticipate that the initial infrastructure will be completed?

Q3 2024 – the infrastructure does not have to be complete before work on the first buildings can commence.

4. You previously anticipated that the first reserved matters planning application for dwellings would be submitted in Q4 2022, that it would include 350 dwellings, that construction would start on the first dwelling(s) in Q3 2023, and that the first dwelling(s) would be completed in 2024-2025. Is this still the intention? 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 reserved matters application for the first buildings which include residential is programmed for July Q3 2023. A subsequent residential reserved matters application will follow in Sept / Oct Q3 / Q4 2023

    b. How many dwellings do you anticipate the first phase will accommodate?

    The first mixed use buildings will include circa 80 units. The subsequent residential reserved matters application(s) will comprise circa 290 units. The combined first phase of residential between these reserved matters applications is likely to be circa 350 - 370 units.

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

    Q1 2024

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

    2025

    e. When do you anticipate that the first phase of dwellings will be completed?

    2026

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 anticipated that residential reserved matters applications 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 reserved matters applications 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?

Completion of circa 200 units per annum

e. When do you anticipate that each phase of dwellings will be completed?

See above in terms of phasing and delivery.

6. You previously advised that circa 200 dwellings a year would be delivered on this site, with 350 dwellings anticipated in the first year as there is already demand for 150 dwellings from EMBL. Is this still the intention? If not, how many dwellings do you anticipate will be completed each year on this development?

The first 350 units were anticipated to be delivered over an 18 month period, this remains the intention with first completions in 2025.

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 250
   - 1 April 2026 – 31 March 2027: 200
   - 1 April 2027 – 31 March 2028: 200

8. 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.

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 including the effects of war in Ukraine, Covid-19, as well as recent increases in interest rates, materials prices and energy charges and other external economic conditions and the property market. The business continues to grow in rapidly changing market conditions and the Business Model has proved consistent and resilient through economic cycles. U&C will continue to monitor the environment and conditions closely and communicate within its business and with stakeholders and partners to ensure that it can continue respond to any changes as required.

Response 92: Land north and south of Bartlow Road, Linton

From: Abbey Developments
Sent: 01 February 2023 12:35

As you may be aware the council have refused a s73 application regarding foul drainage which we have appealed and is with PINs. Until this is decided I cannot respond to your query below as currently there is no foul drainage connection for the site.

The questions sent to Abbey Developments were:

1. The site has detailed planning permission for 55 dwellings and is under construction. At March 2022, our monitoring recorded that 22 dwellings were under construction and the remaining 33 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. You previously anticipated that the first dwelling(s) would be completed by August 2022. Has the first dwelling(s) been completed? If not, when do you anticipate the first dwelling(s) will be completed?

3. You previously anticipated that the development would be completed by August 2025. Is this still your 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 93: Land south of Wheatsheaf Barn, Horseheath Road, Linton

From: Croudace Homes
Sent: 8 February 2023 09:35

1. The site has detailed planning permission for 42 dwellings. At March 2022, our monitoring recorded that 8 dwellings had been completed and the remaining 34 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

        All plots were build complete in 2022, and all plots (except the below 5) were also legally completed last year.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

        Plots 14, 26, 28, 29 & 42 are due to legally complete during this period.

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

The development is build complete, and as above all plots are due to be legally complete by 31st March 2023.

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

Not applicable.

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Not applicable.

Response 94: 20 Cambridge Road, Linton

From: Havebury Housing Partnership
Sent: 31 January 2023 16:46

1. The site has full planning permission for demolition of the existing sales/workshop building on site and erection of 14 dwellings. What progress is being made towards delivery of dwellings on the site?

Demolition works have commenced on site. Applications to discharge pre-commencement conditions have been submitted. As soon as discharged we intend to commence construction works.

2. We have noted that a material start needed to be made on site by 28 January 2023 for the planning permission to remain extant. A non-material amendment application is being considered by the Council to enable demolition works to happen before the discharge of all conditions. Has a material start been made so that this planning permission remains extant?

Yes, in line with the Non-Material Amendment granted, please see above.

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

Applications to discharge pre-commencement conditions have been submitted. As soon as discharged we intend to commence construction works.

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

We anticipate works completing July 2024 in a single phase.

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

We anticipate works completing July 2024 in a single phase.

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 14 units
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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.

Not applicable at this time.

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 95: Sheen Farm, Royston Road, Litlington

From: Accent
Sent: 8 February 2023 16:28

1. The site has full planning permission for demolition of the existing dwelling and erection of 22 new dwellings. At March 2022, our monitoring recorded that the existing dwelling had been demolished, but that no construction had started on the 22 new dwellings. What progress is being made towards delivery of dwellings on the site?

The scheme is now on site with construction well underway.

2. You previously anticipated that construction would start on the first dwelling(s) in June 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes construction has started.

3. You previously anticipated that the first dwelling(s) would be completed in March 2023. Is this still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

It is anticipated that this will be around September 2023.

4. If the first dwelling(s) has been completed:
    a. Which plots had been completed by 31 December 2022?

        None.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

        None.

5. You previously advised that the development would be completed in January 2024. Is this still your intention? If not, when do you anticipate that the development will be completed?

Likely earlier, around November 2023.

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 22

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

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

   N/A

Response 96: East of New Road, Melbourn

From: Hopkins Homes
Sent: 31 January 2023 12:46

1. The site has detailed planning permission for 199 dwellings and is under construction. At March 2022, our monitoring recorded that 171 dwellings had been completed, 19 dwellings were under construction and the remaining 9 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    176 legal completions (96 open market & 80 affordable), 7 completed dwellings either sold, exchanged or available for sale, final 16 in course of construction

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    8

2. You previously anticipated that the development would be completed by the end of 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

    July 2023

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 8
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A
    - 1 April 2027 – 31 March 2028: N/A

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 97: Former GoCold Building and former Stables building, Station Yard, High Street, Meldreth

From: [REDACTED, agent]
Sent: 1 March 2023 14:13

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. What progress is being made towards delivery of dwellings on the site?

Site has been marketed and is being purchased by Talbot Homes. They are making some revisions to the plans that they will submit to SCDC. Number of units remains at 23.

2. We have noted that a material start needed to be made on site by 19 December 2022 for the planning permission for 22 dwellings to remain extant. Has a material start been made so that this planning permission remains extant?

Yes

3. When do you anticipate that construction will start on the first new dwelling(s)?

First quarter 2024

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

Third quarter 2024

5. When do you anticipate that construction will start on the change of use of the former stables building to a dwelling?

First quarter 2024

6. When do you anticipate that the change of use of the former stables building to a dwelling will be completed?

Third quarter 2024

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

Middle 2025

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

- 1 April 2023 – 31 March 2024:
- 1 April 2024 – 31 March 2025: 2
- 1 April 2025 – 31 March 2026: 21
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:

9. 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.

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?

Just the approval of amendments by SCDC.

Response 98: Land west of Mill Road, Over

No response has been received from This Land.

Response 99: Land adjacent Longstanton Road, Over

From: BPHA
Sent: 1 February 2022 18:41

Item 1 a/b no completions up to March 2023.
All completions due April to August 2023.

The questions sent to BPHA were:

1. The site has full planning permission for 26 dwellings and is under construction. At March 2022, our monitoring recorded that 6 dwellings were under construction and the remaining 20 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. You previously anticipated that the first dwelling(s) would be completed in February 2023. 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 April 2023. 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 100: Land off Fen End, Over

From: Granary Developments
Sent: 1 February 2023 18:46

1. The site has full planning permission for 20 dwellings and is under construction. At March 2022, our monitoring recorded that 6 dwellings had been completed, 4 dwellings were under construction, and the remaining 10 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

    Plots 10

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    Plots 7 and 8

2. You previously advised that the development would be completed in December 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

March 2024

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 13 (completed site)
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 101: Land at and to the rear of 30 and 32 New Road, Over

From: Hayfield Homes
Sent: 9 February 2022 18:37

1. The site has outline planning permission for the demolition of 30 and 32 New Road and the erection of 44 new dwellings. A reserved matters planning application was submitted in April 2022 and is being considered by the Council. What progress is being made towards delivery of dwellings on the site?

The reserved matters application is expected to be approved imminently, following the completion of S73/S106A applications for which a deed of variation has now been engrossed.

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

Commencement of development is anticipated in c. March 2023.

3. You previously anticipated that the first dwelling(s) would be completed in Q3 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Q4 2023.

4. You previously anticipated that the development would be completed in Q3 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

Q4 2024.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 12
   - 1 April 2024 – 31 March 2025: 32
   - 1 April 2025 – 31 March 2026: N/A
   - 1 April 2026 – 31 March 2027: N/A
   - 1 April 2027 – 31 March 2028: N/A

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

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?

N/A

Response 102: Land between 66-68 Common Lane, Sawston

From: Carter Jonas
Sent: 15 February 2022 09:23

1. The site has detailed planning permission for 10 dwellings. You previously advised that a material start had been made so that the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?

A material start has taken place on site and it is hoped that work will re-commence later in 2023.

2. You previously anticipated that construction would start on the first dwelling(s) in autumn 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Autumn 2023

3. You previously anticipated that the first dwelling(s) would be completed in summer 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Late 2024/early 2025

4. You previously anticipated that the development would be completed in late 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Spring 2025

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 10
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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 103: Land at Meldreth Road, Shepreth

From: Stonebond Properties
Sent: 3 March 2023 09:55

1. The site has full planning permission for 25 dwellings and is under construction. At March 2022, our monitoring recorded that all 25 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    All plots were complete by November 2022

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    All plots were completed prior to 1st January 2023

2. You previously anticipated that the development would be completed in August 2022. Has the development been completed? If not, when do you anticipate that the development will be completed?

The development is now completed. Development was completed in November 2022

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

No further completions

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

No further completions

Response 104: Land between Haverhill Road and Hinton Way, Stapleford

From: Rangeford Villages
Sent: 06 March 2023 13:29

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?

We're currently out to tender with main contractors.

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

Start on site expected June 2023.

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

December 2024

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

October 2025

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 88
   - 1 April 2025 – 31 March 2026: 59
   - 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.

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?

The current economic uncertainty and subsequent volatility with build costs creates an extremely challenging climate to deliver a scheme of this quality and scale. Rangeford have moved rapidly to submit their reserved matters application and are aiming to start on site as soon as possible in 2023 to reduce this risk as much as possible. The underlining need for this kind of product is largely unaffected by macro fiscal events.

Response 105: 18 Boxworth End, Swavesey

From: Matthew Homes
Sent: 1 February 2023 18:59

Would you please note that the Swavesey development was completed in full in July 2022. I hope this answers your questions.

The questions sent to Matthew Homes were:

1. The site has detailed planning permission for 30 dwellings and is under construction. At March 2022, our monitoring recorded that 28 dwellings had been completed and the remaining 2 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. You previously anticipated that the development would be completed by July 2022. 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 2023 – 31 March 2024:
- 1 April 2024 – 31 March 2025:
- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 106: Land rear of 130 Middlewatch, Swavesey

From: BPHA
Sent: 17 February 2023 11:12

1. The site has detailed planning permission for the demolition of the existing dwelling and the erection of 70 new dwellings. At March 2022, our monitoring recorded that no construction had started on site. What progress is being made towards delivery of dwellings on the site?

Planning consent implemented and in discussions with highways and planning to progress matters.

2. We have noted that a material start needed to be made on site by 30 June 2022 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant? We have noted that a Certificate of Lawfulness application is being considered by the Council to confirm that demolition of the existing dwelling counts as a material start.

3. You previously anticipated that construction would start on the first new dwelling(s) in June 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Early 2024

4. You previously anticipated that the first dwelling(s) would be completed in April 2023. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Early 2025

5. 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?

December 2026

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025: 10 units
    - 1 April 2025 – 31 March 2026: 20 units
    - 1 April 2026 – 31 March 2027: 40 units
    - 1 April 2027 – 31 March 2028:

7. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 107: Land at the corner of Capper Road and Cody Road, Waterbeach

From: Turley
Sent: 14 February 2023 11:27

1. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and a convenience store, and is under construction. At March 2022, our monitoring recorded that all 16 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?

    None

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

    None

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

April 2023

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

July 2023

4. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: All dwellings complete
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A
    - 1 April 2027 – 31 March 2028: N/A

5. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Response 108: Land to East of Cody Road and north of Bannold Road, Waterbeach

From: Matthew Homes
Sent: 1 February 2023 19:02

Our Waterbeach development was fully competed in December 2022.

The questions sent to Matthew Homes were:

1. The site has full planning permission for 21 dwellings and is under construction. At March 2022, our monitoring recorded that 14 dwellings had been completed and the remaining 7 dwellings were under construction.
    a. Which plots had been completed by 31 December 2022?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

2. 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 2023 – 31 March 2024:
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

4. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

Response 109: Lion Works, Station Road West, Whittlesford Bridge

From: Logic Planning
Sent: 17 February 2023 10:56

1. The site has outline planning permission for residential development and an appeal has been lodged relating to the refusal of a reserved matters planning application. What progress has been made towards delivery of dwellings on the site?

None to date, awaiting the outcome of the appeal and of a separate full planning application which will be submitted in Q1 2023.

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?

      No.

   b. If not, when do you anticipate that the remediation will be undertaken?

      Within six months of achieving planning permission.

   c. When will the site become available for housing?

3. If the appeal is allowed:
      a. When do you anticipate that construction of the first dwelling(s) will start on site?

      Summer 2024

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

      Early 2025

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

      Early 2026

4. If the appeal is allowed, what are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 34
   - 1 April 2025 – 31 March 2026: 34
   - 1 April 2026 – 31 March 2027: 0

- 1 April 2027 – 31 March 2028: 0

5. If the appeal is allowed, are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No.

Response 110: Land off Haden Way, Willingham

From: Brampton Valley Homes
Sent: 17 February 2023 11:48

1. The site has detailed planning permission for 61 dwellings and is under construction. At March 2022, our monitoring recorded that 18 dwellings had been completed, 21 dwellings were under construction and the remaining 22 dwellings had not been started.
    a. Which plots had been completed by 31 December 2022?

28 plots were completed (achieved building control) by this date as below:

Building Control Final Date	**Plot**
19-May-22	5, 6
20-May-22	7, 8, 13
10-Jun-22	3, 4
05-Jul-22	9
14-Jul-22	10, 14
17-Jun-22	2, 11, 12
19-Aug-22	1
26-Sep-22	54, 57
26-Oct-22	21, 22, 50, 53
28-Oct-22	19, 20
14-Nov-22	55, 56
07-Dec-22	51, 52, 60, 61

    b. Which plots are anticipated to be completed between 1 January and 31 March 2023?

15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 43, 44, 45, 46, 47, 48, 49, 58, 59

2. You previously anticipated that the development would be completed by February 2023. Is this still the intention? If not, when do you anticipate that the development will be completed?

April 2023

3. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2023 – 31 March 2024: 9 completions (plots 34, 35, 36, 37, 38, 39, 40, 41, 42)

- 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

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No completions expected – build complete by April 2023

Response 111: Land south of 1b Over Road, Willingham

No response has been received from Stonewater.

Response 112: Land at Belsar Farm, Willingham

From: Accent
Sent: 8 March 2023 16:34

1. The site has full planning permission for 25 dwellings and a material start has been made so that the permission remains extant. What progress is being made towards delivery of dwellings on the site?

Good progress is being made with all units past floor slab and the most advanced units roofed.

2. You previously anticipated that construction would start on the first dwelling(s) by the end of March 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes.

3. You previously anticipated that the first dwelling(s) would be completed in July 2023. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Around September 2023

4. You previously anticipated that the development would be completed in August 2023. Is this still the intention? If not, when do you anticipate that the development will be completed?

Around October 2023

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2023 – 31 March 2024: 25
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2022 – 31 March 2023:

6. Are the anticipated completions for 2028-2029 onwards at the same build out rate as anticipated in 2027-2028?

N/A

Unallocated Sites with Resolution to Grant Planning Permission

Response 113: Rear of 38 Histon Road, Cottenham

From: Prime Crest Homes Ltd
Sent: 13 February 2023 12:54

I am currently ironing out the final details of a deal with South Cambs to act as the Registered Provider on this project. Further details will be forthcoming once that is finalised, however the plan is to very much crack on with the reserved matters as soon as the deal is signed.

The project will then be started with an eye to delivering all units together at some point in 2024/5 I should imagine.

The questions sent to Prime Crest Homes Ltd were:

1. Planning committee in September 2022 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 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025:
   - 1 April 2025 – 31 March 2026:
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:

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.

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 July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply include for small sites, details of their current planning status and a record of the number of homes completed and under construction by site.

E.2. Figures 19, 20, 22 and 23 (below) provide a list of the small sites of 9 dwellings or less with planning permission at 31 March 2022 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 2022 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 2023 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 2022

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 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
84 Ditton Lane, Cambridge	C/00555/19	Full	1	0	1	0
19 - 21 Godesdone Road, Cambridge	C/01768/19	Full	3	0	3	0
579 Newmarket Road, Cambridge	C/00220/21	Full	1	0	1	0
Kingsway Clinic, Carlton Way, Cambridge	C/01353/18	Full	4	0	4	0
Carlyle Lodge, 71A Chesterton Road, Cambridge	C/01684/18	Full	5	0	5	0
101 Perse Way, Cambridge	C/01669/19	Full	0	0	0	0
St. Edmund's College, Cambridge	C/01864/16	Full	6	0	0	6

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
1 Grosvenor Court, Cambridge	C/01637/18	Full	4	0	4	0
50 St Stephens Place and 51 Canterbury Street, Cambridge	C/00907/18	Full	9	0	9	0
Land behind 193 Cherry Hinton Road, Cambridge	C/00111/18	Full	1	0	1	0
134 Perne Road, Cambridge	C/00440/18	Full	1	0	1	0
54A Cherry Hinton Road, Cambridge	C/00050/20	Full	-1	0	-1	0
30 Davy Road, Cambridge	C/04755/20	Full	1	0	1	0
56 Elizabeth Way, Cambridge	C/02249/16	Full	7	0	7	0
48-50 High Street, Chesterton, Cambridge	C/00283/19	Full	4	0	4	0
25-27 High Street, Chesterton, Cambridge	C/01703/18	Full	8	0	8	0
29 High Street, Chesterton, Cambridge	C/00537/21	Full	5	0	5	0
56 Girton Road, Girton	S/01008/21	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
348 Milton Road Cambridge	C/00400/19	Full	1	0	1	0
Jenny Wren, St. Kilda Avenue, Cambridge	C/00927/17	Full	9	0	0	9
Land rear of 5-17 New Square, Cambridge	C/00560/19	Full	8	0	8	0
17 and 17A Emmanuel Road, Cambridge	C/00393/21	Full	0	0	0	0
39 and 40 Trumpington Street, Cambridge	C/00607/21	Full	-7	0	-7	0
1 Pemberton Place, Cambridge	C/03937/21	Full	4	0	4	0
1 Clarkson Close, Cambridge	C/01925/20	Full	1	0	1	0
16 Cranmer Road, Cambridge	C/03072/20	Full	1	0	0	1
1 Selwyn Gardens, Cambridge	C/02658/21	Full	0	0	0	0
19 Sleaford Street, Cambridge	C/00169/12	Full	1	0	1	0
Boltons Warehouse, 23 Tenison Road, Cambridge	C/01475/19	Prior Notification	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
4 Devonshire Road, Cambridge	C/01890/17	Full	1	0	1	0
20 Kinnaird Way, Cambridge	C/02250/17	Full	1	0	0	1
Land rear of 92 Queen Edith's Way, Cambridge	C/01140/18	Full	1	0	1	0
126 Queen Edith's Way, Cambridge	C/01462/18	Full	1	0	1	0
21-25 Fitzwilliam Road, Cambridge	C/00768/18	Full	6	0	6	0
Meadowcroft House, 16 Trumpington Road, Cambridge	C/00248/19	Full	1	0	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	3	0	0	3
21 Trumpington Road, Cambridge	C/00277/21	Full	1	0	0	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Land adjacent 1 Lovers Walk, Cambridge	C/03704/20	Full	1	0	1	0
Land to the rear of 89-91 De Freville Avenue, Cambridge	C/01805/18	Full	1	0	1	0
Total	**-**	**-**	**100**	**0**	**79**	**21**

Figure 20: Cambridge – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2022

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 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
575 Newmarket Road, Cambridge	C/00219/19	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Land off Peverel Close, to rear of 1-5 Peverel Road, Cambridge	C/01022/19	Full	2	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
355 Newmarket Road, Cambridge	C/01053/19	Prior Notification	2	-	-	-	Lapsed. Subsequent application 20/03535/FUL refused and appeal dismissed.
351-353 Newmarket Road, Cambridge	C/03132/20	Prior Notification	2	0	0	2	-
Land rear of 29 - 31 Peverel Road, Cambridge	C/01221/19	Full	1	0	0	1	-
1 Silverwood Close, Cambridge	C/03542/21	Full	1	0	0	1	-
Land adjacent 129 - 131 Ditton Fields, Cambridge	C/00660/21	Full	6	0	0	6	-
24 Elfleda Road, Cambridge	C/04396/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
38 Darwin Drive, Cambridge	C/02053/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
71 Histon Road, Cambridge	C/02870/20	Full	1	0	0	1	-
75 Carlton Way, Cambridge	C/02299/20	Full	1	0	0	1	-
1 Blackhall Road, Cambridge	C/03966/20	Full	2	0	0	2	-
86 Perse Way, Cambridge	C/04066/21	Full	1	0	0	1	-
Land at Borrowdale, Cambridge	C/03498/21	Full	3	0	0	3	-
7 Durnford Way, Cambridge	C/05408/21	Full	0	0	0	0	-
68 - 70 Castle Street, Cambridge	C/03429/21	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 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
72 Canterbury Street, Cambridge	C/01107/21	Full	1	0	0	1	-
St Edmunds College, Mount Pleasant, Cambridge	C/05294/21	Full	-6	0	0	-6	-
1 Rectory Terrace, High Street, Cherry Hinton, Cambridge	C/01375/19	Full	8	0	0	8	-
23 High Street, Cherry Hinton, Cambridge	C/04433/21	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 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land rear of 208 and 208A Cherry Hinton Road, Cambridge	C/00906/18	Full	4	0	0	4	Not lapsed. Building Control record (22/01157/FP) that shows a start has now been made on 4 dwellings.
67 Perne Road, Cambridge	C/00866/19	Full	2	0	0	2	-
Land rear of 440 Cherry Hinton Road, Cambridge	C/00960/19	Full	1	0	0	1	-
Family Centre, Malta Road, Cambridge	C/01890/18	Full	9	0	0	9	-
5 Davy Road, Cambridge	C/00442/21	Full	1	0	0	1	-
199-201 Cherry Hinton Road, Cambridge	C/01478/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
5 Britten Place, Cambridge	C/04935/21	Full	0	0	0	0	-
Land at Trefoil Terrace, Budleigh Close, Cambridge	C/04244/20	Full	2	0	0	2	-
198 Perne Road, Cambridge	C/04717/21	Reserved Matters	1	0	0	1	-
6 Sherbourne Close, Cambridge	C/01803/18	Full	2	0	0	2	-
Land at Dundee Close, Cambridge	C/02998/20	Full	4	0	0	4	-
178 Kendal Way, Cambridge	C/03752/20	Full	2	0	0	2	-
196 Green End Road, Cambridge	C/02791/20	Full	5	0	0	5	-
Land to the rear of 69 Green End Road, Cambridge	C/05021/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
38 High Street, Chesterton, Cambridge	C/03838/20	Full	2	0	0	2	-
207 Green End Road, Cambridge	C/02473/21	Full	1	0	0	1	-
1 Maitland Avenue, Cambridge	C/00284/21	Full	2	0	0	2	-
36 Amwell Road, Cambridge	C/01582/18	Full	2	-	-	-	Lapsed. A new application 22/05472/FUL awaiting decision.
233 Milton Road, Cambridge	C/01116/19	Full	1	0	0	1	Not lapsed. Evidence suggests that a start has been made on site.
16 Moore Close, Cambridge	C/01257/19	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
30 Caravere Close, Cambridge	C/02871/20	Full	1	0	0	1	-
8 Kings Hedges Road, Cambridge	C/02954/20	Full	-2	0	0	-2	-
38 Ramsden Square, Cambridge	C/04191/20	Full	1	0	0	1	-
6 Kings Hedges Road, Cambridge	C/03601/20	Full	2	0	0	2	-
45 Kings Hedges Road, Cambridge	C/04021/21	Full	2	0	0	2	-
84 Ramsden Square, Cambridge	C/04865/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Warkworth Lodge, Warkworth Terrace, Cambridge	C/00421/19	Full	9	0	0	9	Not lapsed. Variation of conditions application 22/05516/S73 records that a start has been made.
1 Pikes Walk, Cambridge	C/02009/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
64 Maids Causeway, Cambridge	C/00300/19	Full	9	-	-	-	Unable to identify material start therefore assume lapsed.
73 Newmarket Road, Cambridge	C/00887/18	Full	9	0	0	9	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
14-17 Regent Terrace, Cambridge	C/03418/20	Full	7	0	0	7	-
Land rear of Gibson House, Paradise Street, Cambridge	C/03912/20	Full	8	0	0	8	-
28 and 29 Portugal Place, Cambridge	C/04834/21	Full	-1	0	0	-1	-
Land adjacent 6 Pearce Close, Cambridge	C/04715/20	Full	1	0	0	1	-
36 Wilberforce Road, Cambridge	C/04076/20	Full	0	0	0	0	-
26 Newnham Road, Cambridge	C/04133/21	Prior Notification	1	0	0	1	-
59-59A Hills Road & 1 Station Road, Cambridge	C/00703/21	Full	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
25A Mowbray Road, Cambridge	C/00698/19	Full	4	-	-	-	Unable to identify material start therefore assume lapsed.
83 - 87 Babraham Road, Cambridge	C/01671/18	Full	0	-	-	-	Unable to identify material start therefore assume lapsed.
23 Wulfstan Way, Cambridge	C/00851/19	Outline	1	0	0	1	-
1A Queen Ediths Way, Cambridge	C/02189/20	Full	3	0	0	3	-
157 Mowbray Road, Cambridge	C/00018/20	Full	1	0	0	1	-
98 Wulfstan Way, Cambridge	C/02960/20	Full	1	0	0	1	-
12 - 14 Holbrook Road, Cambridge	C/02606/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
130 Queen Ediths Way, Cambridge	C/04824/20	Full	4	0	0	4	-
45 Nightingale Avenue, Cambridge	C/01538/21	Full	-1	0	0	-1	-
60 Wycliffe Road, Cambridge	C/01670/19	Full	1	0	0	1	-
163 - 167 Mill Road, Cambridge	C/03622/21	Prior Notification	4	0	0	4	-
Land to the rear of 115, 117 & 119 Shelford Road, Cambridge	C/02267/17	Full	9	-	-	-	Lapsed. A new application submitted 22/04783/FUL awaiting determination.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land at 134 Shelford Road, Cambridge	C/00775/19	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale. A new application submitted 22/04379/OUT awaiting determination.
Rose Cottage, Trumpington Road, Cambridge	C/03327/20	Full	1	0	0	1	-
98A Shelford Road, Cambridge	C/02035/18	Full	1	0	0	1	-
138 - 140 Shelford Road, Cambridge	C/01570/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
34 Barrow Road, Cambridge	C/01229/20	Full	0	0	0	0	-
25B Bishops Road, Cambridge	C/01609/20	Full	1	0	0	1	-
157 Shelford Road, Cambridge	C/03899/21	Full	0	0	0	0	-
Achray, Gazeley Road, Cambridge	C/05623/21	Full	0	0	0	0	-
32 Arbury Road, Cambridge	C/01290/19	Full	0	-	-	-	Unable to identify material start therefore assume lapsed.
Garage adjacent to Sayle House, 38 Chesterton Hall Crescent, Cambridge	C/01430/19	Full	1	0	0	1	-
44 Chesterton Road, Cambridge	C/01285/19	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
55-57 Arbury Road, Cambridge	C/02318/20	Conservation Area Consent	4	0	0	4	-
245 Chesterton Road, Cambridge	C/03738/20	Full	1	0	0	1	-
44 George Street, Cambridge	C/00190/21	Full	0	0	0	0	-
Total	**-**	**-**	**167**	**0**	**0**	**135**	**A lapse rate of 9% for non-delivery has been applied, therefore 123 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 2022

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land adjacent 1 Greville Road, Cambridge	22/01157/FUL	Full	2
24 Arbury Road, Cambridge	22/02669/FUL	Full	1
160 Blinco Grove, Cambridge	22/01855/FUL	Full	1
1A Botolph Lane, Cambridge	22/00065/FUL	Full	2
44 Cambridge Place, Cambridge	22/01634/FUL	Full	-1
Former The Jenny Wren, 80 Campkin Road, Cambridge	22/00278/FUL	Full	9
338 Cherry Hinton Road, Cambridge	22/01144/FUL	Full	2
33 Chesterton Road, Cambridge	22/01238/FUL	Full	1
157 Coldhams Lane, Cambridge	22/02745/FUL	Full	1
59 Darwin Drive, Cambridge	22/03417/CLEUD	Certificate of Lawful Existing Use or Development	1
10 De Freville Avenue, Cambridge	22/00279/FUL	Full	1
1A Fendon Road, Cambridge	22/02067/FUL	Full	7
19 Grantchester Road, Newnham, Cambridge	21/05405/FUL	Full	1
Land to the rear of 69 Green End Road, Cambridge	22/02267/FUL	Full	2
157 Green End Road, Cambridge	22/00469/FUL	Full	1
17 Greenlands, Cambridge	21/05431/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land at 14-16 Hauxton Road, Cambridge	22/01281/OUT	Outline	1
23 High Street, Cherry Hinton, Cambridge	22/02894/FUL	Full	1
3 High Street, Cherry Hinton, Cambridge	22/01390/FUL	Full	2
72 High Street, Cherry Hinton, Cambridge	22/01638/FUL	Full	5
11 Hinton Avenue, Cambridge	22/00197/FUL	Full	1
Land Adjacent 97 Kendal Way, Cambridge	22/00996/FUL	Full	1
127 Kings Hedges Road, Cambridge	22/03781/FUL	Full	1
6E Kings Hedges Road, Cambridge	21/05362/FUL	Full	1
Land adjacent to 22 Mill End Close, Cambridge	21/03439/FUL	Full	1
Mayfair Court, Milton Road, Cambridge	22/04570/PRI03O	Prior Notification	6
10 Milton Road, Cambridge	22/01003/FUL	Full	2
Land to the rear of 109 Milton Road, Cambridge	22/02200/FUL	Full	1
157 Mowbray Road, Cambridge	22/01946/FUL	Full	1
73 Newmarket Road, Cambridge	22/02969/FUL	Full	9
538 Newmarket Road, Cambridge	22/01416/FUL	Full	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
21-25 Northampton Street, Cambridge	22/01265/FUL	Full	-1
20 Norton Close, Cambridge	22/01760/FUL	Full	1
62 Oxford Road, Cambridge	21/02377/FUL	Full	1
46 Perne Road, Cambridge	19/1465/FUL	Full	-3
Land adjacent to 136 Perne Road, Cambridge	22/03555/FUL	Full	1
145 Perne Road, Cambridge	19/1467/FUL	Full	-1
169 Perne Road, Cambridge	22/01054/FUL	Full	1
Land rear of 198 Perne Road, Cambridge	22/02363/FUL	Full	2
200 Perne Road, Cambridge	21/04797/FUL	Full	1
36 Peverel Road, Cambridge	22/03413/FUL	Full	1
Land rear of 1 Priory Street, Cambridge	22/02030/FUL	Full	1
Commercial unit adjacent to 1 Prospect Row, Cambridge	22/01784/FUL	Full	1
173 Queen Ediths Way, Cambridge	22/02532/FUL	Full	1
32 Ramsden Square, Cambridge	22/01837/FUL	Full	1
98 Regent Street, Cambridge	22/02819/PRI03O	Prior Notification	8
Garage adjacent 1 Rustat Road, Cambridge	22/02882/FUL	Full	1
4 St Peters Terrace, Cambridge	22/03037/FUL	Full	-1
108 Suez Road, Cambridge	22/01952/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
15 Tillyard Way, Cambridge	21/02862/FUL	Full	2
70 Water Street, Cambridge	22/02008/FUL	Full	3
27 Wulfstan Way, Cambridge	22/02687/OUT	Outline	1
TOTAL	**-**	**-**	**89** **A lapse rate of 9% for non-delivery has been applied, therefore 81 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 2022

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 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Old GPO Building, land north of 11 Ermine Way, Arrington	S/00209/17	Full	1	0	1	0
Worsted Lodge, London Road, Babraham	S/01941/20	Full	1	0	1	0
97 High Street, Balsham	S/02724/21	Full	1	0	1	0
Church Meadows, Haslingfield Road, Barrington	S/00883/21	Full	1	0	1	0
41 Fen Road, Bassingbourn	S/02256/16	Full	1	0	1	0
Land adjacent to Lilac Cottage, 10 The Causeway, Bassingbourn	S/00775/17	Full	1	0	1	0
Land at 14 South End, Bassingbourn Cum Kneesworth	S/00177/21	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Land adjacent to 10 The Causeway, Bassingbourn Cum Kneesworth	S/03355/21	Full	1	0	1	0
Land and buildings at Fairways, Toft Road, Bourn	S/02760/20	Prior Notification	1	0	1	0
Adjacent to 63 Highfields Road, Highfields Caldecote	S/00403/15	Full	2	1	0	1
13 West Drive, Highfields Caldecote	S/04046/18	Full	1	0	1	0
Clare Cottage, Main Street, Caldecote	S/03261/18	Full	1	0	1	0
28 Highfields Road, Highfields Caldecote	S/01923/20	Full	2	0	2	0
Leylands, Highfields Road, Highfields Caldecote	S/01764/20	Full	-1	0	0	-1
121 Highfields Road, Highfields Caldecote	S/02553/20	Full	1	0	1	0
Plot 4 Westside, St Neots Road, Caldecote	S/01544/20	Full	6	0	6	0
6 Garstones, Great Cambourne	S/03300/16	Full	2	0	2	0
30 Bourn Road, Caxton	S/04023/18	Full	0	0	0	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Caxton Baptist Chapel, Ermine Street, Caxton	S/02234/18	Full	1	0	1	0
Land east of 20 Bourn Road, Caxton	S/04069/19	Full	1	0	1	0
Land at Firs Farm, St Peters Street, Caxton	S/01527/21	Reserved Matters	1	0	1	0
Firs Farm, St Peters Street, Caxton	S/02351/21	Reserved Matters	1	0	1	0
Plot 6 Firs Farm, St Peters Street, Caxton	S/01814/21	Reserved Matters	1	0	1	0
Land at Firs Farm, St Peters Street, Caxton	S/04042/21	Reserved Matters	1	0	1	0
188 Barton Road, Comberton	S/00397/21	Full	1	0	0	1
Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham	S/03703/19	Full	9	0	0	9
Lingwood Farmhouse, Lingwood Farm, Smithy Fen, Cottenham	S/03672/19	Prior Notification	1	0	1	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 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
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
Duxford United Reformed Church, Chapel Street, Duxford	S/04157/21	Full	2	0	2	0
Agricultural building at Pitt Dene Farm, Elsworth	S/01955/19	Prior Notification	3	0	3	0
Land at Ridgeleys Farm, High Street, Fen Drayton	S/01412/07	Full	4	0	0	4
13 Cootes Lane, Fen Drayton	S/02582/15	Full	2	1	0	1
4 Mill Road, Fen Drayton	S/03609/16	Full	1	0	1	0
51 Middleton Way, Fen Drayton	S/01494/19	Full	2	0	2	0
Land rear of 27 Cootes Lane, Fen Drayton	S/00275/21	Full	1	0	1	0
Pennwood, Long Lane, Fowlmere	S/03709/18	Full	1	0	0	1
Land North-East of 8 High Street, Foxton	S/01102/99	Full	2	1	0	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Barn at Moores Farm, Fowlmere Road, Foxton	S/03934/20	Full	2	0	2	0
59 Fowlmere Road, Foxton	S/01938/21	Reserved Matters	1	0	1	0
1A Impetts Lane, Fulbourn	S/01822/20	Full	1	0	1	0
6 Pierce Lane, Fulbourn	S/02833/20	Full	5	0	4	1
Old Plantation Cottage, Heath Road, Gamlingay	S/02762/19	Full	1	0	1	0
7 Honey Hill, Gamlingay	S/02413/20/1	Full	2	0	2	0
5 Chalky Road, Great Abington	S/02715/20	Reserved Matters	1	0	1	0
16 Chalky Road, Great Abington	S/01069/19	Full	1	0	1	0
Land rear of Strawberry Farm, Pampisford Road, Great Abington	S/03387/19	Reserved Matters	8	0	8	0
Land east of 40 South Road, Great Abington	S/01468/21	Reserved Matters	1	0	1	0
62 North Road, Great Abington	S/02437/21	Full	1	0	1	0
Land adjacent to 54 North Road, Great Abington	S/03163/21	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Land between 39 - 40 South Road, Great Abington	S/03256/21	Full	1	0	1	0
Bridgefoot Farm, Barley Road, Flint Cross, Great and Little Chishill	S/04466/20	Full	1	0	1	0
The Manse, 7 Barley Road, Great and Little Chishill	S/01375/21	Full	0	0	0	0
275 Hinton Way, Great Shelford	S/02529/18	Full	1	0	1	0
Reed House, 1 London Road, Great Shelford	S/00108/19	Full	1	0	1	0
6 Woollards Lane, Great Shelford	S/02067/21	Full	1	0	1	0
Lodge Farm, 2 Silver Street, Guilden Morden	S/01563/17	Full	1	0	1	0
43 Fox Hill Road, Guilden Morden	S/03800/20	Full	2	1	0	1
44 Main Street, Hardwick	S/02935/15	Full	1	0	0	1
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
303 St Neots Road, Hardwick	S/04463/20	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Burnt Farm, High Street, Harlton	S/03367/18	Full	6	1	5	0
62 London Road, Harston	S/00324/17	Full	1	0	1	0
49 & 49A High Street, Harston	S/03168/17	Full	1	0	1	0
45 Church Street, Haslingfield	S/03622/16	Full	2	1	0	1
17 Fountain Lane, Haslingfield	S/01313/20	Full	1	0	1	0
Barn Farm, East Hatley	S/03309/18	Full	1	0	1	0
45 Church Road, Hauxton	S/02823/20	Full	1	0	1	0
4 Elm Cottages, High Street, Hildersham	S/02259/20	Full	1	0	1	0
65 Park Lane, Histon	S/01006/21	Full	1	0	1	0
Town Farm House, Tinkers Lane, Kingston	S/04355/20	Full	2	0	2	0
129 Waterbeach Road, Landbeach	S/03889/20	Full	0	0	-1	1
Greenhill Farm, Hollow Lane, off Cambridge Road, 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

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
Mill House, 32 Mill Lane, Linton	S/01035/18	Full	1	0	1	0
Mill House, 32 Mill Lane, Linton	S/01217/18	Full	1	0	1	0
Unit 1 and 2, Old Post House, Silver Street, Litlington	S/04554/21	Prior Notification	1	0	1	0
Church Farm, Church Lane, Little Eversden	S/01994/18	Full	1	0	1	0
12 Church Lane, Little Eversden	S/04627/20	Full	1	0	1	0
66 Main Road, Little Gransden	S/00660/16	Full	1	0	1	0
Deeping Cottage, London Road, Six Mile Bottom	S/00454/19	Full	3	2	0	1
The Retreat, Fews Lane, Longstanton	S/00277/19	Full	2	0	0	2
Ruboic The Flint, Newmarket Road, Heydon	S/01692/14	Full	1	0	0	1
Westfield Orchard, Old North Road, Bassingbourn Cum Kneesworth	S/02175/19	Full	-1	0	0	-1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
13 Chiswick End, Meldreth	S/02154/14	Full	2	1	0	1
The Black House, Chesterton Fen Road, Milton	S/03280/18	Full	2	0	2	0
Land rear of 13, 25, 27 & 29 Harston Road, Newton	S/02079/16	Full	1	0	0	1
Barns at Newton Manor House, Town Street, Newton	S/01935/20	Prior Notification	1	0	1	0
Barns at Newton Manor, Town Street, Newton	S/02385/20	Prior Notification	1	0	1	0
27-29 Longstanton Road, Oakington and Westwick	S/01349/12	Full	1	0	0	1
57 Longstanton Road, Oakington and Westwick	S/00994/16	Reserved Matters	1	0	0	1
Charter Cottage, Horseware, Over	S/01883/18	Full	1	0	0	1
45 High Street, Over	S/01224/18	Full	5	0	5	0
46 Station Road, Over Cambridge	S/01648/20	Full	3	0	0	3
Land adjacent of 1 Longstanton Road, Over	S/02587/21	Full	3	0	3	0
Rear of 64 & 66 New Road, Sawston	S/04574/17	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
48 Springfield Road, Sawston	S/01873/21	Full	1	0	1	0
Pithayes, 2 Frog End, Shepreth	S/02351/18	Full	1	0	1	0
Unit 5, The Sidings, Station Road, Shepreth	S/00947/19	Prior Notification	2	0	2	0
Dunsbridge Cottage, Dunsbridge Turnpike, Shepreth	S/02931/20	Full	0	0	0	0
Barns 1/2 Cherry Tree Field, Shepreth Road, Fowlmere	S/05371/20	Prior Notification	2	0	2	0
Land at the rear of 93 Frog End, Shepreth	S/05213/20	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	0	1
57 to 61 London Road, Stapleford	S/02695/19	Reserved Matters	4	1	3	0
Land rear of 76/74, Station Road, Steeple Morden	S/00899/19	Prior Notification	2	0	2	0
Land at 77 Station Road, Stow Cum Quy	S/00554/19	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)
10 Boxworth End, Swavesey	S/02553/13	Full	1	0	0	1
Land to the rear of 28-34 Station Road, Swavesey	S/01807/20	Full	2	0	2	0
19 Wallmans Lane, Swavesey	S/00858/21	Full	1	0	1	0
The Travellers Rest, Ely Road, Chittering	S/00033/21	Full	7	0	7	0
Field View Farm, Chittering Drove, Waterbeach	S/01336/19	Full	0	-1	1	0
The Meadow, Streetly End, West Wickham	S/04286/19	Reserved Matters	1	0	1	0
84 Duxford Road, Whittlesford	S/02881/20	Full	7	0	7	0
17- 19A Green Street, Willingham	S/04529/19	Reserved Matters	2	0	2	0
Land to rear of 17-19A Green Street, Willingham	S/01874/07	Reserved Matters	5	3	0	2
Middle Fen Cottage, Earith Road, Willingham	S/02621/16	Full	1	0	0	1
15A High Street, Willingham	S/04934/20	Full	1	0	1	0
Total	**-**	**-**	**198**	**12**	**147**	**39**

Figure 23: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2022

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 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
The Black Barn and Cartsheds, High Street, Babraham	S/00718/18	Full	1	0	0	1	-
Land west of 10 Cambridge Road, Balsham	S/03037/20	Full	1	0	0	1	-
Barns adjacent to 20 West Green, Barrington	S/01146/21	Full	1	0	0	1	-
Land north of 17 Comberton Road, Barton	S/00195/22	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Land to the rear of 5 & 7 Spring Lane, Bassingbourn	S/01379/20	Full	2	0	0	2	-
32 High Street, Bassingbourn Cum Kneesworth	S/04137/19	Full	4	0	0	4	-
154 Bridge Street, Whaddon	S/03786/21	Full	0	0	0	0	-
Birds Pastures Farm, Battlegate Road, Boxworth	S/03006/20	Full	1	0	0	1	-
20 A East Drive, Caldecote	S/03448/19	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale. A new application 20/02054/FUL awaiting decision.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Plot 1 Westside, St Neots Road, Caldecote	S/02678/19	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Manor Farm, Main Street, Caldecote	S/04543/19	Full	1	0	0	1	Not lapsed. Evidence attached to Discharge of Conditions application that shows works have started such that a material start has been made.
Land west of Casa De Foseta, St Neots Road, Dry Drayton	S/01180/20	Reserved Matters	1	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Southwind, Highfields Road Highfields, Caldecote	S/01136/19	Full	3	0	0	3	-
34 East Drive, Highfields Caldecote	S/00488/21	Outline	1	0	0	1	-
Land at the back of 20 West Drive, Highfields, Caldecote	S/00677/21	Outline	1	0	0	1	-
Land at Damms Pastures, Highfields Caldecote	S/05053/20	Full	1	0	0	1	-
Burr Elm Court, Main Street, Caldecote	S/03430/21	Prior Notification	5	0	0	5	-
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 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Land at 87 Highfields Road, Highfields Caldecote	S/05253/21	Reserved Matters	2	0	0	2	-
Land south of Bartlow Road, Castle Camps	S/04538/19	Outline	5	0	0	5	-
Barn adjacent Mascals Barn, Olmstead Green, Castle Camps	S/03260/21	Prior Notification	1	0	0	1	-
1 Park Lane, Castle Camps	S/03200/21	Full	1	0	0	1	-
Firs Farm, St. Peters Street, Caxton	S/02294/16	Outline	1	0	0	1	-
Barn south-east of Firs Farm, St Peters Street, Caxton	S/03437/19	Prior Notification	1	-	-	-	Lapsed. 22/01129/FUL granted in May 2022, see Figure 24.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
23 Brockholt Road, Caxton	S/03306/20	Full	2	0	0	2	-
Land at Firs Farm, St Peters Street, Caxton	S/00021/22	Reserved Matters	1	0	0	1	-
Land adjacent to 40 West Street, Comberton	S/05283/20	Full	2	0	0	2	-
38 South Street, Comberton	S/04205/21	Full	0	0	0	0	-
Land rear of 2 Hines Lane, Comberton	S/05069/21	Full	1	0	0	1	-
New Barns Farm, Cambridge Road, Conington	S/02541/19	Prior Notification	4	-	-	-	Lapsed. A new planning application 23/00355/FUL awaiting decision.
99 Whitwell Way, Coton	S/02685/21	Outline	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Land at and to the rear of 24 High Street, Coton	S/02161/20	Full	3	0	0	3	-
64 Histon Road, Cottenham	S/01930/19	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Land adjacent to Setbroad Farm, Oakington Road, Cottenham	S/01588/20	Prior Notification	1	0	0	1	-
Land rear of 160 Histon Road, Cottenham	S/02751/20	Full	1	0	0	1	-
113 Histon Road, Cottenham	S/02599/20	Full	0	0	0	0	-
Lingwood Farm, Smithy Fen, Cottenham	S/03460/20	Prior Notification	1	0	0	1	-

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Bassenhally Farm, Broad Lane, Cottenham	S/02520/21	Reserved Matters	1	0	0	1	-
Land at the back of 144 Histon Road, Cottenham	S/01987/21	Full	1	0	0	1	-
Land North West of 15 Orchard Close, Cottenham	S/01023/21	Outline	1	0	0	1	-
Fenleigh Farm, Smithy Fen, Cottenham	S/01484/21	Full	2	0	0	2	-
16 Cambridge Road, Croxton	S/05618/21	Prior Notification	3	0	0	3	-
Land at Brickyard Farm, Lower Road, Croydon	S/02614/20	Full	1	0	0	1	-

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Croydon Hill Farmhouse, Croydon Hill Farm, Croydon Hill, Croydon	S/04407/20	Full	1	0	0	1	-
Rectory Farm, New Road, Dry Drayton	S/01635/20	Prior Notification	1	0	0	1	-
Scotland Farm, Scotland Road, Dry Drayton	S/03013/20	Full	1	0	0	1	-
46 Pettitts Lane, Dry Drayton	S/01982/21	Full	0	0	0	0	-
Land at Duck End Farm, Park Lane, Dry Drayton	S/02913/21	Full	1	0	0	1	-
Land at Church Farm Buildings, Park Street, Dry Drayton	S/02882/21	Full	2	0	0	2	-

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Land off Park Lane, Dry Drayton	S/05524/21	Outline	1	0	0	1	-
Land adjacent to 31 Blakeland Hill, Duxford	S/01639/19	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Elm Lodge, Meadow Drift, Elsworth	S/02515/21	Full	0	0	0	0	-
Barn at Browns Farm, Boxworth Road, Elsworth	S/04671/21	Prior Notification	2	0	0	2	-
Land to the south of 29 Brook Street, Elsworth	S/04791/20	Full	1	0	0	1	-
5 Church Lane, Elsworth	S/05616/21	Full	0	0	0	0	-
38 Caxton End, Eltisley	S/05300/20	Full	1	0	0	1	-

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Greenhouse Farm Bungalow, Newmarket Road, Fen Ditton	S/01007/21	Full	-1	0	0	-1	-
30 Cootes Lane, Fen Drayton	S/00031/20	Full	0	0	0	0	-
Land South East of 51 Middleton Way, Fen Drayton	S/03511/21	Full	1	0	0	1	-
Land to the rear of 1 Westfield Road, Fowlmere	S/00447/21	Reserved Matters	1	0	0	1	-
Mill Farm, Fowlmere Road, Fowlmere	S/03105/20	Full	1	0	0	1	-
Land at 1 Cambridge Road, Foxton	S/02613/20	Reserved Matters	2	0	0	2	Not lapsed. Discharge of Conditions application awaiting decision.

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Unit 1, The Stables, off Teversham Road, Fulbourn	S/01608/19	Prior Notification	1	-	-	-	Unable to identify material start therefore assume lapsed.
20-24 Pierce Lane, Fulbourn	S/01302/20	Full	1	0	0	1	-
Barnsbury House, Coxs Drove, Fulbourn	S/02450/20	Full	0	0	0	0	-
5 Pierce Lane, Fulbourn	S/02768/20	Full	1	0	0	1	-
Land rear of The Six Bells, 9 High Street, Fulbourn	S/03763/20	Full	1	0	0	1	-
40 Pierce Lane, Fulbourn	S/04688/20	Full	1	0	0	1	-
Crooked Billet Farm, Fullers Hill, Gamlingay	S/01731/20	Full	0	0	0	0	-
12 Little Heath, Gamlingay	S/01367/20	Full	0	0	0	0	-

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Land South West of Home Farm Cottage, Little Heath, Gamlingay	S/04542/20	Reserved Matters	2	0	0	2	-
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	-
Land to the West of Shenandoah, Park Lane, Gamlingay	S/05022/20	Reserved Matters	1	0	0	1	-
Land rear of 8 Little Heat,h Gamlingay	S/02650/21	Full	1	0	0	1	-
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	S/04014/21	Full	1	0	0	1	-
Land rear of 8 Little Heath, Gamlingay	S/04696/21	Full	1	0	0	1	-
7A, B & C Mill Street, Gamlingay	S/02252/20	Full	2	0	0	2	-
The Old Piggery, Little Heath, Gamlingay	S/02946/21	Full	1	0	0	1	-
Green End/Heath Road, Gamlingay	S/03170/17	Outline	9	0	0	9	-
Little Heath Farm, Little Heath, Gamlingay	S/02675/20	Full	1	0	0	1	-
Land to rear of 18 Church Lane, Girton	S/00987/19	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.

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Land Rear of 65 High Street, Girton	S/02048/19	Full	2	0	0	2	Not lapsed. Evidence suggests that a start has been made on site.
Land at the rear of 33 Pepys Way, Girton	S/01348/20	Full	1	0	0	1	-
Three Tuns, 75 High Street, Great Abington	S/00432/19	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
48 North Road, Great Abington	S/04483/19	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Land at 9 Chalky Road, Great Abington	S/02412/20	Outline	1	0	0	1	-

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Land adjacent 19 South Road, Great Abington	S/04104/20	Full	1	0	0	1	-
Land adjacent 34 South Road, Great Abington	S/00004/22	Full	1	0	0	1	-
Store and Premises, 9 Chapel Road, Great Eversden	S/03774/21	Prior Notification	1	0	0	1	-
17B High Street, Great Eversden	S/05212/21	Reserved Matters	1	0	0	1	-
Land between 2 and 4 High Street, Great Eversden	S/05008/21	Full	1	0	0	1	-
150 Cambridge Road, Great Shelford	S/01781/19	Full	4	-	-	-	Unable to identify material start therefore assume lapsed.

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White Hill Farm Barn Granhams Road Great Shelford	S/05119/20	Prior Notification	1	0	0	1	-
6 Tunwells Lane, Great Shelford	S/03056/19	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Beechwood House, 197 Hinton Way, Great Shelford	S/03143/20	Full	1	0	0	1	-
Land at the rear of 33 Westfield Road, Great Shelford	S/03116/21	Full	1	0	0	1	-
Land adjacent 33 Macaulay Avenue, Great Shelford	S/04408/21	Full	1	0	0	1	-

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29 Frog End, Great Wilbraham	S/00912/19	Full	1	-	-	-	Lapsed. New application submitted 22/02947/FUL awaiting decision.
Barn 2, Rectory Farm, New Road, Guilden Morden	S/03030/19	Prior Notification	1	-	-	-	Lapsed. 22/01382/FUL granted in July 2022, see Figure 24.
Barn 2 On Land North Of 23 Pound Green Guilden Morden	S/02022/21	Full	1	0	0	1	-
Land to the East of 13 Trap Road, Guilden Morden	S/04519/19	Outline	7	0	0	7	-
Cold Harbour Farm, Ashwell Road, Guilden Morden	S/02812/20	Prior Notification	1	0	0	1	-

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Land at 13 Trap Road, Guilden Morden	S/02183/20	Full	1	0	0	1	-
Valley Farm, 49 New Road, Guilden Morden	S/03477/20	Prior Notification	1	0	0	1	-
Cold Harbour Farm, The Hay Barn, Ashwell Road, Guilden Morden	S/03869/20	Full	2	0	0	2	-
Barn A Land North West Of Willow Barn Pound Green Guilden Morden	S/03987/21	Prior Notification	1	0	0	1	-
Barn B, Land North West of Willow Barn, Pound Green, Guilden Morden	S/03988/21	Prior Notification	1	0	0	1	-

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Barn 1 on land north of 23 Pound Green, Guilden Morden	S/03801/20	Prior Notification	1	0	0	1	-
277 St Neots Road, Hardwick	S/04485/20	Full	1	0	0	1	-
Land in front of 277 St Neots Road, Hardwick	S/03961/21	Full	1	0	0	1	-
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	-
181 St Neots Road, Hardwick	S/04995/21	Full	1	0	0	1	-
54 Eversden Road, Harlton	S/01452/19	Full	1	-	-	-	Lapsed. A new application 22/04712/FUL awaiting decision.

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83 High Street, Harlton	S/02428/21	Full	1	0	0	1	-
Beech Farm, Church Street, Harston	S/00576/21	Prior Notification	5	0	0	5	-
106 High Street, Harston	S/00960/21	Full	1	0	0	1	-
19 Queens Close, Harston	S/05282/20	Full	1	0	0	1	-
3 Chapel Lane, Harston	S/03241/20	Full	1	0	0	1	-
Land adjacent to 12 Church Street, Harston	S/01024/21	Outline	1	0	0	1	-
180 High Street, Harston	S/04263/21	Full	8	0	0	8	-
25 Royston Road, Harston	S/05663/21	Full	1	0	0	1	-
Grove Farm, Harlton Road, Haslingfield	S/01552/20	Full	2	0	0	2	-

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58 Broad Lane, Haslingfield	S/01955/20	Full	1	0	0	1	-
Frog End Farm, Barton Road, Haslingfield	S/02945/21	Prior Notification	1	0	0	1	-
67 New Road, Haslingfield	S/04292/21	Full	1	0	0	1	-
1 River Lane, Haslingfield	S/00294/21	Full	0	0	0	0	-
2 Barton Road, Haslingfield	S/05355/21	Full	2	0	0	2	-
Land adjacent 76 High Street, Haslingfield	S/00029/22	Full	1	0	0	1	-
Westfield Farm Barn, Cambridge Road, Hauxton	S/01194/21	Prior Notification	1	0	0	1	-
130 Cottenham Road, Histon	S/01600/20	Full	1	0	0	1	-
Land to rear of 60 Station Road, Histon	S/02940/20	Full	1	0	0	1	-

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1 Garden Walk, Histon	S/02290/21	Outline	2	0	0	2	-
12 Frogge Street, Ickleton	S/03276/21	Full	-1	0	0	-1	-
Impington Farmhouse, Cambridge Road, Impington	S/04880/21	Prior Notification	-1	0	0	-1	-
2 & 4 Doctors Close, Impington	S/04466/19	Full	1	0	0	1	-
Kingston Pastures Farm, Old Wimpole Road, Kingston	S/02114/20	Outline	5	0	0	5	-
Beach Farm, Green End, Landbeach	S/03981/20	Full	1	0	0	1	-
Grasshopper Park Fisheries, The Lodge, Ely Road, Landbeach	S/00876/21	Full	0	0	0	0	-

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The Lodge, Grasshopper Park Fisheries, Ely Road, Landbeach	S/03124/21	Prior Notification	3	0	0	3	-
Offices, Grasshopper Park Fisheries, Ely Road, Landbeach	S/03125/21	Prior Notification	4	0	0	4	-
Emmaus Cambridge, Green End, Landbeach	S/04957/21	Full	6	0	0	6	-

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41 Back Road, Linton	S/00736/19	Outline	2	-	-	-	Lapsed as no reserved matters application submitted within timescale. 22/02430/FUL allowed on appeal in August 2022, see Figure 24.
24 Rivey Way, Linton	S/00206/20	Full	1	0	0	1	-
Highfield Farm, Royston Road, Litlington	S/03306/21	Prior Notification	1	0	0	1	-
6 Bucks Lane, Little Eversden	S/02073/21	Full	0	0	0	0	-
Land south of 34 Church Street, Little Gransden	S/02958/20	Reserved Matters	1	0	0	1	-

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Land and buildings to the East of 35 Church Street, Little Gransden	S/05060/21	Full	1	0	0	1	-
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	-
Land at the Retreat, Fews Lane, Longstanton	S/05101/20	Full	1	0	0	1	-
Summer House Cottage, Summer House Farm, New Road, Melbourn	S/04639/20	Full	0	0	0	0	-

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7-9 Station Road, Melbourn	S/02127/21	Full	3	0	0	3	-
11 Portway, Melbourn	S/01628/20	Full	1	0	0	1	-
Land South West of 31 Whitecroft Road, Meldreth	S/01443/21	Reserved Matters	9	0	0	9	-
26 Butt Lane, Milton	S/01320/16	Full	4	0	0	4	Not lapsed. Evidence suggests that a start has been made on site.
Land rear of 49 Cambridge Road, Milton	S/04301/21	Full	4	0	0	4	-
Poplar Farm, Dry Drayton Road, Oakington	S/01602/21	Prior Notification	2	0	0	2	-
Former Garage Site, Meadowcroft Way, Orwell	S/03068/21	Full	4	0	0	4	-

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16 New Road, Over	S/05178/20	Full	2	0	0	2	-
Nightingales Garage, London Road, Pampisford	S/01181/20	Full	4	0	0	4	-
Queen Marys Nurses Home, 31 Church Lane, Papworth Everard	S/04140/20	Full	0	0	0	0	-
Bourne House, 26B Church Lane, Papworth Everard	S/01741/21	Full	2	0	0	2	-
24 Ridgeway, Papworth Everard	S/03709/21	Full	0	0	0	0	-
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	-
Falkner Road, Sawston	S/00375/19	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Land on the North side of 121 Old Forge Way, Sawston	S/00319/21	Full	1	0	0	1	-
Mill Green Meadow, Mill Green, Shudy Camps	S/02667/20	Full	1	0	0	1	-
Mobile Home, Mill Green Meadow, Mill Green, Shudy Camps	S/04498/19	Full	0	0	0	0	-

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9, Bar Lane, Stapleford	S/01782/19	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Chalk Hill, Haverhill Road, Stapleford	S/02851/21	Full	0	0	0	0	-
2 Gog Magog Way, Stapleford	S/05612/21	Full	1	0	0	1	-
Barn 1 Rectory Farm, New Road, Guilden Morden	S/01744/19	Prior Notification	1	-	-	-	Lapsed. 21/04725/FUL granted in April 2022, see Figure 24.
Land between 12 and 14 Station Road, Steeple Morden	S/01887/18	Outline	8	0	0	8	-
Land adjacent to 67 Station Road, Steeple Morden	S/01913/20	Prior Notification	1	0	0	1	-

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Land at 16 Bogs Gap Lane, Steeple Morden	S/02532/21	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	-
100 Middle Watch, Swavesey	S/00928/19	Full	1	0	0	1	Not lapsed. Evidence suggests that a start has been made on site.
36 Rose and Crown Road, Swavesey	S/02499/20	Full	1	0	0	1	-
48 Middle Watch, Swavesey	S/04286/20	Full	1	0	0	1	-
Land adjacent to 26 Taylors Lane, Swavesey	S/00955/21	Full	1	0	0	1	-

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121 Middle Watch, Swavesey	S/03379/20	Full	1	0	0	1	-
47 Gibraltar Lane, Swavesey	S/03592/21	Full	0	0	0	0	-
Land to the 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	-
Land rear of 84 Fulbourn Old Drift, Teversham	S/05622/21	Full	1	0	0	1	-
Bacons Farmhouse, 20-24 Church Street, Thriplow	S/01678/20	Full	1	0	0	1	-
Land adjacent to 6 Hardwick Road, Toft	S/03757/20	Full	1	0	0	1	-

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Land rear of 6 Hardwick Road, Toft	S/01919/21	Full	1	0	0	1	-
39 Capper Road, Waterbeach	S/02431/19	Full	1	-	-	-	Lapsed. 22/02495/FUL granted in August 2022, see Figure 24.
8 Pieces Court, Waterbeach	S/04066/19	Full	1	0	0	1	-
Site adjacent 14A Winfold Road, Waterbeach	S/01691/20	Full	1	0	0	1	-
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	-
Rear of 131 Bannold Road, Waterbeach	S/04502/20	Reserved Matters	3	0	0	3	-

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Annexe, The Meadow, Streetly End, West Wickham	S/01600/21	Prior Notification	1	0	0	1	-
Mines Park, Chapel Road, Weston Colville	S/01514/19	Full	3	-	-	-	Unable to identify material start therefore assume lapsed.
Garage plot to north of 14 Horseshoes Lane, Weston Colville	S/02593/20	Outline	1	0	0	1	-
Ivy House, The Green, Weston Colville	S/00187/21	Full	3	0	0	3	-
Spinney Hill Farm, Newton Road, Whittlesford	S/01458/19	Full	-1	0	0	-1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Woodhall Farm, Earith Road, Willingham	S/03018/19	Prior Notification	1	-	-	-	Unable to identify material start therefore assume lapsed.
Land and buildings rear of Avon Fields, Haden Way, Willingham	S/01943/19	Prior Notification	1	-	-	-	Lapsed. 22/03191/PRIOR approved in September 2022, see Figure 24.
Slawek Farm, West Fen Road, Willingham	S/04643/20	Prior Notification	1	0	0	1	-
33 Earith Road, Willingham	S/04765/20	Full	0	0	0	0	-
Avalon, Station Road, Longstanton	S/01977/21	Full	0	0	0	0	-
2 Tibbitts Farm, Meadow Road, Willingham	S/01820/21	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 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Land North East of 155 Rampton Road, Willingham	S/02578/21	Prior Notification	2	0	0	2	-
Land to the East of 19 High Street, Willingham	S/01952/21	Full	1	0	0	1	-
The Piggery, Haden Way, Willingham	S/02442/19	Full	1	0	0	1	-
Land between Shepherds Court & 29 Schole Road, Willingham	S/02760/19	Reserved Matters	8	0	0	8	-
Highfield Station Road, Longstanton	S/01986/21	Full	-1	0	0	-1	-
Land to the South of 11 Earith Road, Willingham	S/01384/20	Outline	4	0	0	4	-
Land at 33 Earith Road, Willingham	S/04909/21	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2022 (net number of dwellings)	Under Construction at 31 March 2022 (net number of dwellings)	Not Started at 31 March 2022 (net number of dwellings)	Comments
Land on the East side 12 Short Lane, Willingham	S/04843/21	Full	1	0	0	1	-
Total			**328**	**0**	**0**	**295**	**A lapse rate of 9% for non-delivery has been applied, therefore 268 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 2022

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
7 West Green, Barrington	21/03885/FUL	Full	1
Land between 28 and 63 Kings Grove, Barton	22/01524/FUL	Full	1
1A The Cedars, Bassingbourn	22/00943/FUL	Full	1
88 North End, Bassingbourn Cum Kneesworth	22/02319/FUL	Full	1
Land adjacent 133 Caxton End, Bourn	22/02816/FUL	Full	1
Fairways, Toft Road, Bourn	22/01954/PRI03O	Prior Notification	3
Land between Hillcrest and The Fairways, Toft Road, Bourn	22/02737/OUT	Outline	1
Oakview Barn, Camps End, Castle Camps	20/02736/FUL	Full	1
Land South of Coopers Farm, Olmstead Green, Castle Camps	21/03475/FUL	Full	1
The Forge, Old Forge Cottage, The Green, Castle Camps	22/03108/FUL	Full	1
Plot 1 Firs Farm, St Peters Lane, Caxton	22/00080/REM	Reserved Matters	8
The Old Barn, St Peters Street, Caxton	22/01129/FUL	Full	1
Land at the rear of 64 Barton Road, Comberton	22/02337/FUL	Full	1
42 Foxs Way, Comberton	22/00188/FUL	Full	1
38 South Street, Comberton	22/02475/FUL	Full	0
58 High Street, Coton	22/04812/PRI03O	Prior Notification	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Lockspit Hall Farm, Lockspit Hall Drove, Cottenham	22/01182/FUL	Full	1
Land to the South-West of Beach Road, Cottenham	21/05246/PRI03O	Prior Notification	1
Land at 9 Church Close, Cottenham	20/05121/FUL	Full	1
197 High Street, Cottenham	22/04292/FUL	Full	1
Land rear of 129 High Street, Cottenham	22/01893/FUL	Full	1
13 Victory Way, Cottenham	22/03818/FUL	Full	1
Croydon Hill Farm, Croydon Hill, Croydon	22/04147/PRI03O	Prior Notification	1
Land adjacent 3 Old Rectory Drive, Dry Drayton	22/03352/OUT	Outline	1
Orchard House, High Ditch Road, Fen Ditton	22/00560/FUL	Full	1
47 Middleton Way, Fen Drayton	21/05273/FUL	Full	1
Land at 92 Pierce Lane, Fullbourn	21/05446/FUL	Full	1
Barns at Merton Farm, Church End, Gamlingay	21/00423/FUL	Full	4
The Shack, Little Heath, Gamlingay	22/01729/FUL	Full	0
Rose Villa, Little Heath, Gamlingay	22/03529/PRI03O	Prior Notification	5
Land North West of 8A Little Heath, Gamlingay	22/04076/FUL	Full	1
8A Potton Road, The Heath Gamlingay	22/01680/FUL	Full	0
Land adjacent to 100 High Street, Great Abington	22/00553/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land adjacent to 2 Pampisford Road, Great Abington	22/00797/FUL	Full	1
Land at 109 and rear of 111 Cambridge Road, Great Shelford	22/02167/FUL	Full	3
40 Leeway Avenue, Great Shelford	21/04065/FUL	Full	1
36 Leeway Avenue, Great Shelford	22/03169/FUL	Full	1
Cold Harbour Farm, Ashwell Road, Guilden Morden	22/01488/PRI03O	Prior Notification	1
Barn 1, Rectory Farm, New Road, Guilden Morden	21/04725/FUL	Full	1
Barn 2, Rectory Farm, New Road, Guilden Morden	22/01382/FUL	Full	1
Willow Barn, Pound Green, Guilden Morden	22/03088/FUL	Full	1
Land at 147 St Neots Road, Hardwick	21/03438/FUL	Full	9
Land at the back of 136-138 High Street, Harston	22/00595/FUL	Full	1
13 Royston Road, Harston	21/02624/FUL	Full	3
Frog End Farm, Barton Road, Haslingfield	22/00140/FUL	Full	1
58 Broad Lane, Haslingfield	22/01683/FUL	Full	0
6A Church Road, Hauxton	21/00171/FUL	Full	1
Hinxton Grange Coach House, Cambridge Road, Hinxton	22/00348/FUL	Full	1
55 Narrow Lane, Histon	22/03740/FUL	Full	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Barns at Abbey Farm House, Abbey Farm, Park Lane, Histon	21/05171/FUL	Full	2
1B Park Lane, Histon	21/03549/FUL	Full	0
Barn at Low Fen Drove Way, Horningsea	22/00343/PRI03O	Prior Notification	1
The Stables, Haverhill Road, Horseheath	22/02757/FUL	Full	1
7 South Road, Impington	21/04886/FUL	Full	0
Land to the rear of 95 Station Road, Impington	22/01225/FUL	Full	1
Kingston Barns, Bourn Road, Kingston	22/00252/FUL	Full	1
Kingston Pastures Farm (Southern Barn), Old Wimpole Road, Kingston	S/4394/19/PA	Prior Notification	3
Kingston Pastures Farm (Northern Barn), Old Wimpole Road, Kingston	S/4282/19/PA	Prior Notification	2
Former Grain Store, Tinkers Lane, Kingston	22/03966/FUL	Full	2
41 Back Road, Linton	22/02430/FUL	Full	0
1 Cambridge Road, Linton	22/02818/PRI03O	Prior Notification	1
9A Hauxton Road, Little Shelford	22/03296/FUL	Full	1
Highfield, Robins Lane, Lolworth	22/03962/OUT	Outline	1
The Bungalow, New Farm, Station Road Longstanton	22/01035/PRI03O	Prior Notification	1
29 High Street, Melbourn	22/02011/FUL	Full	4
Land to the rear of 151 to 155 High Street, Melbourn	22/01913/FUL	Full	1
Land on the South West of Butt Lane, Milton	21/05399/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land at 26 Butt Lane, Milton	20/02722/FUL	Full	1
Land adjacent to 28 Harston Road, Newton	20/02595/FUL	Full	8
Fare Acres Farm, Dry Drayton Road, Oakington and Westwick	22/02451/CLEUD	Certificate of Lawful Existing Use or Development	1
22-24 High Street, Orwell	22/02956/FUL	Full	1
Butts Farm, Malton Road ,Orwell	21/04556/FUL	Full	1
Land adjacent 7 Station Road, Over	22/01597/FUL	Full	8
71 Willingham Road, Over	22/03448/FUL	Full	1
85 High Street, Sawston	21/05453/FUL	Full	1
8 Parkway, Shudy Camps	20/04987/FUL	Full	1
Duck End Farm, Offord Road, Graveley, St Neots	22/00342/FUL	Full	1
6 Collier Way, Stapleford	22/01375/FUL	Full	0
Flittons Farm, 78-80 Station Road, Steeple Morden	22/02407/PRI03O	Prior Notification	1
Land adjacent to 76 Middle Watch, Swavesey	22/00445/FUL	Full	1
New England Barn, New England Farm Road, Tadlow	22/02192/FUL	Full	1
Land to the rear of 84 Fullbourn Old Drift, Teversham	22/02379/FUL	Full	1
Rectory Farm, Middle Street, Thriplow	S/3975/18/FL	Full	7
55 High Street, Toft	22/01754/FUL	Full	1
39 Capper Road, Waterbeach	22/02495/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land off Cody Road, Waterbeach	22/01336/FUL	Full	1
Platts Farm, High Street, West Wickham	22/01039/FUL	Full	2
Land at 44 Mill Hill, Weston Colville	22/03023/FUL	Full	1
38 Station Road (West), Whittlesford	22/03110/FUL	Full	1
Land off Black Pit Drove, Willingham	22/02712/PRI03O	Prior Notification	1
Land off Black Pit Drove, Willingham	22/00952/PRI03O	Prior Notification	1
24 Church Street, Willingham	22/03300/FUL	Full	1
Dogrose Barn, Green Street, Willingham	21/05508/FUL	Full	1
Avon Fields, Haden Way, Willingham	22/03191/PRI03O	Prior Notification	1
Land to the East of 19 High Street, Willingham	22/00614/FUL	Full	1
Land adjacent to 74 Station Road, Willingham	21/01085/FUL	Full	2
TOTAL	**-**	**-**	**147** **A lapse rate of 9% for non-delivery has been applied, therefore 134 dwellings anticipated from these sites.**