



# Cambridge City Council and South Cambridgeshire District Council

## Authority Monitoring Report for Greater Cambridge

Covering the period 1 April 2023 – 31  
March 2024

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## 1. Introduction and Context

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### A. Greater Cambridge Today

- 1.1 The Greater Cambridge area covers the city of Cambridge and its largely rural hinterland of South Cambridgeshire. Hence, the areas' population spans a world-renowned city, emerging new towns and about 100 small towns, villages and hamlets. The mid-year population estimates for Greater Cambridge put the population of Greater Cambridge at 312,600 in June 2022. This was divided between 147,000 people in Cambridge and 165,600 people in South Cambridgeshire. However, the land take ratio is significantly different. Cambridge has an area of approximately 4,070 hectares compared with 90,163 hectares for South Cambridgeshire. Greater Cambridge is bordered by a number of market towns, which fall outside the area, including Ely, Newmarket, Haverhill, Royston, St Neots and Huntingdon, and is located around 60 miles north-east of London.
- 1.2 Cambridge has an iconic historic core, heritage assets, river and structural green corridors, with generous, accessible and biodiverse open spaces and well-designed architecture. South Cambridgeshire's villages vary greatly in size, with each having a unique character. These built and natural environmental characteristics underpin Greater Cambridge's role as a major driver of 'UK plc'. The government's recent report 'The Case for Cambridge' (March 2024) argued that "As of 2023, a total of 23 businesses born in Cambridge have reached the \$1 billion 'unicorn' status and the city is Europe's largest technology cluster, home to over 5,000 high tech firms. This explosion of innovation and entrepreneurship has been termed the 'Cambridge Phenomenon' – an inspiring example of sustained human ingenuity and the power of urban agglomeration". However, the same report also recognises that "the growth of Cambridge must therefore be undertaken in a way that protects and enhances what people love about the city and wider area."

### B. The Authority Monitoring Report (AMR)

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

planning policy documents against the timetable included in the approved Local Development Scheme and in implementing planning policies included in their Local Development Framework (or Local Plans).

- 1.5 The Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 set out revised requirements for monitoring. Local planning authorities are still required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis, although the requirement to submit the AMR to the Secretary of State by 31 December has been removed.
- 1.6 The Localism Act 2011 also created the duty to co-operate which places a legal duty on local planning authorities and other specified organisations to co-operate with each other to address strategic issues relevant to their areas. The Town and Country Planning (Local Planning) (England) Regulations 2012 require the AMR to give details of what action the Council has taken relating to the duty to co-operate.
- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) if a Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies. Both Councils publish an annual Infrastructure Funding Statement showing information relating to section 106 contributions secured, allocated, used and retained by the Council.
- 1.8 This AMR covers the period from 1 April 2023 to 31 March 2024. It is a joint AMR for Cambridge City Council and South Cambridgeshire District Council and therefore the adopted planning policies for the period covered by this AMR are those contained in the:
  - Cambridge Local Plan (2018) - adopted in October 2018,
  - South Cambridgeshire Local Plan (2018) – adopted in September 2018,
  - Cambridge East Area Action Plan (AAP) – adopted in February 2008,
  - Cambridge Southern Fringe AAP – adopted in February 2008,
  - North West Cambridge AAP – adopted October 2009, and
  - Northstowe AAP – adopted in July 2007.

### **C. Monitoring in Greater Cambridge**

- 1.9 Monitoring in Cambridgeshire is currently carried out through a partnership between the Policy & Insight Team at Cambridgeshire County Council and the planning departments at the five district councils. Greater Cambridge consists of the two local planning authorities of Cambridge City Council and South

Cambridgeshire District Council. The Policy & Insight Team maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. A survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.

- 1.10 The Policy & Insight Team provides the district councils with the necessary results for their AMR indicators and site-by-site lists of planning permissions and their status. The Policy & Insight Team also publish summary tables and topic reports on housing, business, retail and renewable energy completions and commitments on their [website](#). For some indicators the data for previous years has been revised from the data previously published; this is a result of the on-going assessment of data by the Policy & Insight Team to remove any inaccuracies.
- 1.11 Data required for other indicators is obtained from various teams at Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council, and other external organisations such as Natural England and the Environment Agency. A number of data series published by the Office for National Statistics are used as contextual indicators. These are usually sourced from [Nomis](#), a service provided by the Office for National Statistics and hosted by Durham University.

#### **D. Structure of the document**

1.12 Chapter 2 of the document provides a commentary on the progress against the Local Development Scheme, actions on duty to co-operate, updates on neighbourhood planning, updates on the Community Infrastructure Levy, and information on the Statement of Community Involvement. Chapter 3 is broken into several topics, such as Housing and Employment. It provides textual updates and the headline findings in relation to the monitored indicators. Appendix 1 lists all of the indicators by document. A Red, Amber, and Green (RAG) column is included in the table for each indicator and where the indicator includes a target a colour is assigned to indicate whether the target is on track. Appendix 2 contains tables and charts with data which relate to the indicators listed in Appendix 1 and the commentary in the main report.

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## 2. Commentary

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### A. Progress against the Local Development Scheme (now known as the Local Plan Timetable)

- 2.1 The Councils adopted their current Local Plans in Autumn 2018. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.2 The Councils' current adopted Local Plans both include a policy which makes a commitment to an early review of those Plans. The policies are for a new Local Plan to be prepared jointly by Cambridge City and South Cambridgeshire District Councils for their combined districts (Greater Cambridge). The Councils are also jointly preparing the North East Cambridge Area Action Plan (NECAAP).
- 2.3 The latest formally agreed Local Development Scheme ([LDS 2022](#)) (now named the Local Plan Timetable via a change made by the Levelling Up and Regeneration Act 2023) became effective on 1 August 2022. An Addendum was added to the LDS in March 2024, and later replaced by an Addendum added in November 2024. The Addendums respond to external factors affecting the plan-making timetables of both the emerging Greater Cambridge Local Plan and North East Cambridge Area Action Plan. The November 2024 Addendum sets out a draft revised Local Plan timetable, and notes that a decision regarding the NECAAP timetable will be taken following the conclusion of the Cambridge Waste Water Treatment Plant (CWWTP) relocation Development Consent Order (DCO) process.
- 2.4 The latest completed formal stage of the emerging Greater Cambridge Local Plan was the [Greater Cambridge Local Plan Development Strategy Update](#) agreed by both Councils in early 2023. The Development Strategy Update comprised decisions confirming: an updated need for jobs and homes; three key sites – North East Cambridge, Cambridge East, and Cambridge Biomedical Campus – as central building blocks for any development strategy; and the use of the First Proposals development strategy principles to inform identification of further sites in a full development strategy to be confirmed at a later date.
- 2.5 In addition to the above, the Development Strategy Update identified ongoing uncertainties regarding whether adequate water supply could be provided without unacceptable environmental harm to accommodate a full development strategy. Resolution of the issues is ongoing, including through the work of the Cambridge Water Scarcity Group, established by the government to explore

short and long-term issues regarding water availability. Uncertainty regarding water supply, as well as delay to the submission of the Cambridge Waste Water Treatment Plant relocation Development Consent Order prevented progression of the plan to the timings set out in the LDS 2022.

2.6 The latest completed formal stage of the North East Cambridge Area Action Plan was the [Proposed Submission NECAAP](#) agreed by both Councils between November 2021 and January 2022. Progression to Proposed Submission consultation – supporting the development of a major brownfield site and comprehensive planning of the North East Cambridge area – is dependent on a successful outcome to the Cambridge Waste Water Treatment Plant (CWWTP) relocation Development Consent Order (DCO) process. Significant government Housing Infrastructure Funding has been secured to facilitate the CWWTP relocation, subject to the DCO. As at November 2024, Examination of the DCO application had concluded, with the Secretary of State's decision regarding the outcome expected by no later than 12 January 2025.

## **B. Action taken on Duty to Co-operate**

2.7 For the joint Greater Cambridge Local Plan that was in preparation during the monitoring year, the two authorities have continued to work together as one, and continue to engage constructively, actively and on an ongoing basis with the other Duty to Cooperate bodies to address strategic cross-boundary matters. The authorities continue to address the Duty to Cooperate in all relevant aspects of the plans, including governance, consultation, and evidence gathering.

2.8 In terms of governance, to support constructive and ongoing engagement for both plans, a non-statutory Joint Local Planning Advisory Group meets to support efficient and effective coordination of spatial planning for the Cambridge City and South Cambridgeshire districts. The group includes members of Cambridge City Council, South Cambridgeshire District Council, and Cambridgeshire County Council (which is also under the duty to cooperate).

2.9 Supporting member engagement for the Local Plan, a Greater Cambridge Planning Policy and Strategic Transport Officer Liaison Group – comprising the Councils, County Council, Combined Authority, Greater Cambridge Partnership, National Highways and Network Rail – meets to facilitate the preparation of a robust Transport Evidence Base supporting the Greater Cambridge Local Plan. This group has also addressed transport matters relating to North East Cambridge Area Action Plan.

2.10 In terms of consultation and engagement for the Greater Cambridge Local Plan, officers have engaged with a wide range of relevant bodies to explore substantive issues via Duty to Cooperate roundtable meetings, and via bilateral meetings, which also addressed duty to cooperate matters relevant to the North East Cambridge Area Action Plan. To support the [Greater Cambridge Local Plan First Proposals consultation](#) in autumn 2021 the Councils published a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#), and offered the opportunity for further meetings with relevant bodies. Ahead of publishing the [Proposed Submission North East Cambridge Area Action Plan](#), the Councils worked with relevant bodies to resolve strategic cross-boundary matters, as documented in a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#).

2.11 In terms of evidence, the Councils have continued to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples for the Greater Cambridge Local Plan include working with the County Council and Combined Authority on the development of the Local Plan transport evidence base, as well as engaging with the relevant prescribed bodies on the development of environmental evidence.

### **C. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made**

2.12 Neighbourhood planning was introduced by the Localism Act in 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

2.13 Before a neighbourhood plan can be prepared a neighbourhood area must be designated. Four new neighbourhood areas were designated in 2023-2024 at Bourn, Girton, Haslingfield and Heydon, along with the re-designation of Babraham neighbourhood area to enable its boundary to be amended. Since the end of the monitoring year, a further neighbourhood area at Longstowe has been designated. Therefore, as of December 2024, there are 18 designated neighbourhood areas in South Cambridgeshire:

- Babraham
- Bassingbourn-cum-Kneesworth
- Bourn
- Girton
- Harston
- Haslingfield
- Heydon

- Horseheath
- Linton and Hildersham – these two parishes have joined together to form a single neighbourhood area
- Longstowe
- Melbourn
- Orwell
- Pampisford
- Sawston
- Stapleford and Great Shelford – these two parishes have joined together to form a single neighbourhood area
- Swavesey
- Thriplow
- Whittlesford

2.14 As of December 2024, there is one designated neighbourhood area in Cambridge:

- South Newnham

2.15 A Neighbourhood Forum for South Newnham was originally designated on 22 March 2017 and was re-designated on 21 July 2022.

2.16 A total of eight neighbourhood plans have been ‘made’ (adopted) in South Cambridgeshire, following successful referendums. No neighbourhood plans were made in 2023-2024. The full list of neighbourhood plans made in South Cambridgeshire are:

- Great Abington Former LSA Estate Neighbourhood Plan – 21 February 2019
- Cottenham Neighbourhood Plan – 20 May 2021
- Histon & Impington Neighbourhood Plan – 20 May 2021
- Foxton Neighbourhood Plan – 5 August 2021
- Waterbeach Neighbourhood Plan – 23 March 2022
- West Wickham Neighbourhood Plan – 23 September 2022
- Gamlingay Neighbourhood Plan – 24 November 2022
- Fulbourn Neighbourhood Plan – 30 March 2023

2.17 Within the monitoring year (2023-2024), public consultation was undertaken on four pre-submission (Regulation 14) Neighbourhood Plans: South Newnham, Linton and Hildersham, Pampisford, and Stapleford and Great Shelford. Since the end of the monitoring period, progress through the plan making process has continued for: South Newnham Neighbourhood Plan, Harston Neighbourhood Plan, Pampisford Neighbourhood Plan, Thriplow and Heathfield Neighbourhood Plan, and Stapleford and Great Shelford

Neighbourhood Plan. Further information on each Neighbourhood Plan can be found on the [Greater Cambridge Planning website](#).

#### **D. Information relating to the Collection and Spending of Community Infrastructure Levies**

2.18 The Community Infrastructure Levy (CIL) is a charge on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both councils had previously sought to introduce a CIL and had submitted draft charging schedules for Examination in 2014. The intention was for these to be examined following the conclusion of the Examinations into the Local Plans. The councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position.

2.19 The position will be kept under review. The Councils will update the Local Plan Timetable if they intend to commence preparation of a CIL scheme.

2.20 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#), publish individual Infrastructure Funding Statements to comply with the 2019 CIL Regulation amendments.

#### **E. Greater Cambridge Statement of Community Involvement**

The Statement of Community Involvement sets out how South Cambridgeshire District Council and Cambridge City Council will involve communities on a wide range of planning matters throughout the planning process. It explains how developers should seek to carry out effective engagement with local communities to help shape development proposals from an early stage in the process. It also sets out how the councils will involve the community in planning application stages and includes guidance on neighbourhood plans and neighbourhood development orders. Both councils have jointly prepared a [Statement of Community Involvement](#). This was adopted by both Councils in March 2024.

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### 3. Topics

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#### A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge supports the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to meet objectively assessed needs. The South Cambridgeshire Local Plan (2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the objectively assessed need. The Cambridge Local Plan (2018) requires (in Policy 3) that provision is made for 14,000 dwellings in the city during the same plan period 2011-2031.
- 3.2 Therefore, together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. This results in an average delivery rate of 1,675 dwellings a year for Greater Cambridge. The latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Housing Land Supply](#) report published in April 2024. This shows that 37,071 dwellings are expected to be delivered between 2011 and 2031 (13,796 in Cambridge and 23,275 in South Cambridgeshire), which is 11% (3,571 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions.
- 3.3 Both Local Plans set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Authority Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy S/12 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan). Both Local Plan Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing supply and delivery should be considered jointly.
- 3.4 The [Greater Cambridge Housing Trajectory and Housing Land Supply](#) report (published in April 2024) shows that the Councils jointly have 6.5 years of housing land supply for the 2024-2029 five year period. Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply.
- 3.5 The most up to date housing trajectory and five year land supply calculations are published on the [Greater Cambridge Shared Planning website](#).

3.6 **Housing completions:** Between 2011 and 2024 (the first thirteen years of the plan period for both adopted Local Plans), 21,861 net additional dwellings were completed (9,605 dwellings in Cambridge and 12,256 dwellings in South Cambridgeshire). In the 2023-2024 monitoring year, 1,582 net additional dwellings were completed in Greater Cambridge, with 1,333 net additional dwellings in South Cambridgeshire and 249 net additional dwellings in Cambridge. The largest contributions were: on the 'Edge of Cambridge' (395 dwellings), at five year housing land supply sites in rural areas (391 dwellings), and in new settlements (353 dwellings).

3.7 The combined annual completions in 2023-2024 for Greater Cambridge was 1,582 dwellings. The average annual delivery rate required between 2011 and 2031 to meet the needs identified by the adopted Local Plans is 1,675 dwellings a year. Updated to include this year, the average annual completions since 2011 is now 1,683 dwellings.

3.8 Although slightly lower than the previous year, South Cambridgeshire achieved its second highest level of completions during the plan period. This was a result of housing completions on five year housing land supply sites, new settlements (Cambourne West and Northstowe) and edge of Cambridge sites. In Cambridge completions were at their lowest level during the plan period with falls in housing completions on both the Cambridge urban area and strategic sites on the edge of Cambridge, which are now delivering more housing within South Cambridgeshire. This shift in growth within the strategic sites on the edge of Cambridge from Cambridge city to South Cambridgeshire was anticipated in both the local plans.

3.9 Actual net completions in 2023-2024 (1,582 dwellings) were above the anticipated net completions included in the April 2024 housing trajectory (1,005 dwellings). Delivery was above the housing trajectory estimations in both local authorities. However, the largest difference was in South Cambridgeshire where a projection of 827 dwellings compared with an actual completion level of 1,333 dwellings. The difference is due to higher than projected completions across a wide range of sites including Marleigh, Cambourne West, Northstowe, Barrington cements work site, land off Rampton Road, Cottenham and Waterbeach new town.

3.10 The **Housing Delivery Test (HDT)** is an annual assessment of actual housing delivery over the previous three years against the housing requirement for the district for that same period. It is required by the National Planning Policy Framework (NPPF). HDT results are published by the Department for Levelling Up, Housing and Communities (DLUHC) each year.

3.11 The most recent results for 2020-2021 to 2022-2023 were published in December 2024 and are 114% for Cambridge and 153% for South

Cambridgeshire. There are no consequences from the HDT results published in December 2024 for Cambridge or South Cambridgeshire. A statement setting out the results and the implications for both Councils is published on the [Greater Cambridge Shared Planning website](#).

3.12 **Previously Developed Land:** Making efficient use of land, including through the reuse of Previously Developed Land (PDL), is central to the approach to delivering sustainable development. South Cambridgeshire has an indicator to monitor completions on PDL. The proportion of housing completed on PDL was higher in 2023-2024 (23.9%) than in 2022-2023 (18.6%) but was still relatively low compared to the early years of the plan period. Historically, housing completions on PDL have predominantly occurred, both in actual terms and proportionally, in the villages. However, in 2023-2024, Barrington cement works and Waterbeach new town were the most significant sites.

3.13 **Subdivision of existing dwelling plots:** Policy 52 of the Cambridge Local Plan (2018) sets out criteria by which new dwellings requiring the subdivision of existing dwelling plots should be considered. A review of all applications for subdivision of garden plots over the 2023-2024 monitoring year was carried out. There were a total of 8 permissions granted on garden land. Seven were considered to be compliant with Policy 52 and were clearly assessed as such in the officer report. The eighth permission was not considered compliant with policy 52 and was refused. However, this decision was overturned at appeal with the inspector concluding that the proposal was policy 52 compliant as it would not have a harmful effect on the living conditions of neighbours.

3.14 **Housing density:** Over the plan period (2011-2024), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year (2023-2024), the average net density was 35.8 dwellings per hectare (DPH) on sites greater than nine dwellings. This is similar to the average of 35.6 DPH over the plan period.

3.15 Density in the city has also fluctuated over the plan period. The average density achieved in 2023-2024 of 63.6 DPH was the second lowest recorded during the plan period and was significantly lower than plan period average of 77.6 DPH. Five schemes were completed in 2023-24 with densities ranging from 41.2 DPH to 328.6 DPH.

3.16 **Affordable Housing:** The availability of housing that is affordable and accessible to those in need in Greater Cambridge is a major issue. In Cambridge, the median house price has risen from 8.7 times the median income in 2011 to 12.2 times the median income in 2023. There was a significant increase between 2011 and 2015 with the ratio remaining little changed in recent years. In South Cambridgeshire, the median house price has risen from 7.6 times the median income in 2011 to 10.1 times the median

income in 2023. South Cambridgeshire has experienced a more gradual increase in the ratio which has been broadly stable in recent years.

- 3.17 The affordable housing policies in South Cambridgeshire Local Plan (2018) require the provision of 40% affordable housing on all developments of 11 or more, or on developments of 10 or less if the total floorspace exceeds 1,000 square metres (see Policy H/10 – although a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at their November 2018 Planning Committee). Policy H/11 allows the provision of affordable housing on small sites adjoining villages as rural exception sites. Policy H/11 allows consideration to be given to rural exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 3.18 Similarly, Policy 45 of the Cambridge Local Plan (2018) requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 square metres. However, similar to South Cambridgeshire, a lower threshold of 10 dwellings in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) - 14 units and 40% affordable housing required on sites of 15 or more units.
- 3.19 In total, South Cambridgeshire delivered 503 affordable dwellings (net) in 2023-2024. At 38% of all completions this was above the plan period average for the district (28%). The majority of affordable housing completions in 2023-2024 were delivered across seven sites with the biggest contributors being: Barrington cement works (59 dwellings), land off Rampton Road, Cottenham (52 dwellings) and Marleigh (44 dwellings). There were only 20 affordable dwellings (net) completed in Cambridge. The net total was affected by the demolition of 36 dwellings as part of a redevelopment scheme at Aylesborough Close which will ultimately result in 70 new affordable dwellings. These are currently under construction and the scheme is expected to complete in Autumn 2025. Affordable dwellings comprised 8% of all dwellings completed in 2023-2024 which is below the plan period average of 34% for Cambridge. Affordable housing does tend to come forward in batches which means the annual profile can be inconsistent.
- 3.20 A total of 1,019 dwellings were permitted in South Cambridgeshire during the 2023-2024 monitoring year. Permissions in 2023-2024 included 547 dwellings within schemes eligible to provide affordable dwellings (for example excluding schemes of less than 10 dwellings, student apartments, houses in multiple occupation, and prior notification approvals). Of these, 36% are to be affordable dwellings which is slightly below the policy requirement of 40%. This was due to reserved matters permissions for parcels 1.5 and 2.1 in West

Cambourne achieving 30% affordable housing which is consistent with the original outline permission.

3.21 A total of 1,135 dwellings were permitted in Cambridge in 2023-2024. This included 916 dwellings within schemes of 15 dwellings or more eligible to provide 40% affordable dwellings. (There were no schemes of 11-14 dwellings) Of the schemes of 15 dwellings or more, 25% are to be affordable dwellings, well below the policy requirement. Four permissions will deliver less than 40% affordable housing for the following reasons:

- Land off Sandy Lane (21/01065/FUL) was allowed on appeal. The scheme includes 26 market dwellings with seven affordable dwellings to be delivered through a separate permission on an adjacent site. The 26 dwelling scheme replaces four extant permissions totalling 28 dwellings. Although the inspector concluded that the scheme was not compliant with the Local Plan affordable housing requirements they considered that the extant permissions formed a realistic fallback which if implemented “would be unequivocally of greater harm and conflict with the current development plan compared to the appeal proposal”.
- Lots M4 and M5 Eddington (22/04989/REM) includes 160 market dwellings. The outline permission for Eddington requires 50% of dwellings to be key worker accommodation for University of Cambridge staff. In practice this is being delivered through some parcels delivering 100% key worker accommodation and other parcels providing none.
- Devonshire Gardens (22/01982/FUL) and the former NIAB headquarters (21/03609/FUL) include 70 dwellings and 291 dwellings respectively. Both will be exclusively Build To Rent properties and provide for 20% affordable private rent which is consistent with [Planning Practice Guidance](#).

3.22 **Housing development by settlement category:** Over the plan period so far (2011-2024), the majority of completions across the whole plan area have been in the Cambridge Urban Area and on the Edge of Cambridge (4,820 and 6,363 respectively). In the rural area of South Cambridgeshire, ‘five year supply sites’ (permitted as a departure to the development plan while the Council was unable to demonstrate a five year housing land supply) now account for the largest share of completions (2,601) followed by New Settlements (2,102), Rural Centres (1,789) and Minor Rural Centres (1,111).

3.23 **Student Accommodation:** Policy 46 of the Cambridge Local Plan (2018) relates to student accommodation. This requires that new student accommodation developments demonstrate there is a proven need for student accommodation to serve a particular institution and a formal agreement must be entered into with the institution to confirm the accommodation is suitable. Student accommodation is to serve students who are attending full-time courses of one academic year or more. The policy

indicator requires a review of whether permissions meet the specific needs of a named institution or institutions.

- 3.24 There were only three permissions related to student accommodation granted in 2023-2024. These result in a net increase of 61 student bedrooms. By far the most significant permission is the redevelopment of Owlstone Croft (22/02066/FUL) which will result in 60 post graduate bedrooms for Queens' College.
- 3.25 In terms of completions in 2023-2024 there were four schemes contributing 86 (net) student bedrooms. The largest contributors were a 64 student bedroom scheme at 6-18 King street for Christ's College which also included college offices and other facilities (17/1497/FUL) and a 23 student bedroom scheme at St Chads (19/1212/FUL).
- 3.26 There has been a net increase of 4,803 student rooms over the first thirteen years of the plan period (2011-2024). The trigger of 3,104 rooms set by the indicator in the plan relates to the findings of the Assessment of Student Housing Demand and Supply study (January 2017) for Cambridge City Council and is the demand for a ten year period from 2016 to 2026. Since the 2016/2017 monitoring year an additional 2,290 (net) student rooms have been provided.
- 3.27 **Greater Cambridge Partnership (formerly City Deal) – 1,000 Additional New Homes on Rural Exception Sites:** The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy. Through the City Deal, the partners have committed to the delivery of 1,000 additional new homes on rural exception sites by 2031.
- 3.28 The latest housing trajectory (April 2024) shows that 37,071 dwellings are anticipated to be completed in Greater Cambridge between 2011 and 2031, which is 3,571 dwellings more than the housing requirement of 33,500 dwellings. By 2024 it is projected that there will have been 1,386 affordable housing completions on rural exception sites and other sites permitted as a departure to the development plan. Adding these to the 705 affordable dwellings on similar sites in the pipeline post-2024 gives a total of 2,091 affordable dwellings anticipated by 2031, exceeding the 1,000 dwellings identified in the City Deal.
- 3.29 The methodology, agreed by the Executive Board for monitoring the 1,000 additional homes, means that only once housing delivery exceeds the level needed to meet the Cambridge and South Cambridgeshire Local Plan

requirements (33,500 homes between 2011 and 2031) can any affordable homes on eligible sites be counted towards the 1,000 additional new homes.

3.30 The Greater Cambridge Housing Trajectory (April 2024) shows that it is anticipated that there will be a surplus, in terms of delivery over and above that required to meet the housing requirements in the Local Plans, in 2025-2026. Until 2025-2026, affordable homes that are being completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings.

3.31 On the basis of known rural exception schemes and other eligible sites of 10 or more dwellings with planning permission or planning applications with a resolution to grant planning permission by South Cambridgeshire District Council's Planning Committee, approximately 425 eligible affordable homes are anticipated to be delivered between 2024 and 2031 towards the target of 1,000 by 2031. This figure is lower than 2,091 dwellings referred to in paragraph 3.28 as it excludes all completions before 2025-26 as explained in paragraph 3.30.

3.32 There are still a further seven years until 2031 during which affordable homes on other eligible sites will continue to come forward as part of the additional supply, providing additional affordable homes that will count towards this target. Quarterly updates on anticipated delivery towards this City Deal commitment are provided to the [Greater Cambridge Partnership Board and Assembly.](#)

3.33 **Gypsy & Traveller Sites:** Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. The [Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment](#) (GTANA) was completed in October 2016 and was used to inform the pitch and plot requirements included in the adopted Local Plans. The GTANA (2016) concluded for South Cambridgeshire that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through existing available sites and it identified a need for nine additional Travelling Showpeople plots in South Cambridgeshire over the period 2016-2021 and 12 plots over the period 2016-2036. Although no Travelling Showpeople plots were delivered in the 2023-2024 monitoring year, four plots were delivered in 2017-2018. There were 17 Gypsy and Traveller pitches completed in 2023-2024 resulting in a total of 34 since 2016-2017. A new [GTANA](#) was completed in September 2024 and will be used to inform the preparation of the new Greater Cambridge Local Plan.

3.34 **Accessible Homes:** An accessible home supports the changing needs of residents from raising children through to mobility issues faced in old age or

through disability. Both Local Plans make provision for accessible dwellings.

Policy 51 of the Cambridge Local Plan (2018) requires that:

- a) all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met unless it has been demonstrated that it would be unviable to do so, and
- b) that 5% of affordable housing on sites capable of providing 20 or more self-contained affordable homes, meet M4(3) of Building Regulations.

3.35 There is no indicator which monitors the use of Policy 51 in the Cambridge Local Plan, however a review of part b) of the policy has been undertaken. This found five reserved matters or full planning permissions which included more than 20 affordable dwellings. Permissions at Land at Newbury Farm (22/02646/REM), Land North of Cherry Hinton (22/05018/REM) and the National Institute of Agricultural Botany Headquarters building (21/03609/FUL) are all policy compliant. In addition, the reserved matters permission for BDW3 at Darwin Green is also policy compliant despite there being no requirement in the outline permission. The reserved matters permission for Lots M4 and M5 at Eddington was also not required to deliver M4(3) homes in its outline permission but, in this case, will not deliver any.

3.36 Policy H/9 of the South Cambridgeshire Local Plan (2018) requires that 5% of new dwellings meet M4(2) of Building Regulations. All developments of 20 or more houses are therefore required to provide an element of accessible dwellings. An evaluation of all of the developments of 20 or more dwellings approved in the 2023-2024 monitoring year was undertaken. Six permissions were reviewed. All 147 dwellings at the retirement care village in Stapleford will meet M4(2) standards (22/04303/REM). The reserved matters permission for 351 dwellings at Land North of Cherry Hinton will deliver M4(2) for 97% of dwellings (22/05037/REM). A re-design of part of the Barrington Cement Works will achieve a policy compliant 5% (21/04088/FUL) and the outline permission for Digital Park at Northstowe (S/3854/19/OL) includes a condition requiring a policy compliant 5% of dwellings to M4(2) standard. The only permissions of 20 or more dwellings which will not include M4(2) standard dwellings are two parcels at West Cambourne (22/04745/REM and 22/04785/REM) where this was not a condition of the original outline permission. The permissions approved in 2023-2024 should result in almost 500 dwellings built to M4(2) standard in South Cambridgeshire.

## B. Employment Monitoring

3.37 Cambridge is an acknowledged world leader in higher education, research and knowledge-based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area and

the clustering of high technology, biotech and research and development industries around Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon". Both Local Plans identify targets for jobs to be provided over the period between 2011 and 2031. In South Cambridgeshire the target is 22,000 jobs and in Cambridge the target is 22,100 jobs. Over the plan period (2011-2022) there have been 40,000 additional jobs created across Greater Cambridge: 16,000 in South Cambridgeshire and 24,000 in Cambridge. This data is taken from the ONS Jobs Density data series via Nomis. It is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces. It should be noted that this dataset has a significant time lag and can be subject to large revisions.

- 3.38 Employment sites within villages are a scarce resource that should be retained to provide local employment. Policies therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see Policy E/14 of the South Cambridgeshire Local Plan (2018)).
- 3.39 The Cambridge Local Plan supports a forecast growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200 square metres of additional B use floorspace. Policy 40 of the Cambridge Local Plan (2018) supports new office and research facilities in the city centre, eastern gateway, around both train stations, in the Biomedical Campus and West Cambridge Site, and on suitable windfall sites around the city. The loss of B use floorspace (or sui generis research floorspace), both within and outside of Protected Industrial Sites, is protected by Policy 41 which only permits loss of this floorspace where it facilitates modernisation or redevelopment to allow continued employment use (within the B use class) or if the loss has been justified through a marketing exercise.
- 3.40 In the 2023-2024 monitoring year, there was a net gain in business completions of 12,569 square metres/ 0.85 hectares in Cambridge. In South Cambridgeshire there was a net gain of 3,540 square metres and a net decrease of 2.68 hectares of business land in South Cambridgeshire. The largest completions were 11,286 square metres of new R&D space on the Cambridge Biomedical Campus (20/03950/REM) and a 6,866 square metre new office development on the Sawston Trade Park (S/2284/17/OL). The biggest losses were on sites being redeveloped, such as at Sawston Trade Park, where 3,785 square metres of B2 manufacturing space was demolished in 2023-2024 to enable its redevelopment for new office space. A complex of commercial buildings at Saxon Way, Bar Hill totalling 3,444 square metres

were also demolished in 2023-2024 (23/00798/FUL), however, these buildings will be replaced by a new building of 3,737 square metres that is currently under construction, for Use Classes B2, B8, E(g)(i) and sale of cars (Sui Generis).

- 3.41 For the whole of the plan period (2011-2024), business completions (net) were 162,576 square metres/ -11.96 hectares in Cambridge and 256,016 square metres/ 126.24 hectares in South Cambridgeshire. In Cambridge 0.05 hectares of employment land was lost in 2023-2024 to other uses on unallocated sites. In South Cambridgeshire 2.14 hectares of employment land was lost to other uses in the same year. However, there remain significant employment land commitments in both Cambridge and South Cambridgeshire. At the end of March 2024 there was 113,784 square metres of employment land (net) with full or reserved matters planning permission either under construction or not started in Cambridge. There was 202,179 square metres of employment land (net) with full or reserved matters planning permission either under construction or not started in South Cambridgeshire.
- 3.42 At the end of the monitoring year, March 2024, there were 2,135 people claiming unemployment related benefits in Cambridge (2.0% of residents aged 16-64). There were 1,805 people claiming unemployment related benefits in South Cambridgeshire (1.8% of residents aged 16-64). Unemployment has fallen significantly post-Covid but remains higher in both districts than it was during 2015-2018 when unemployment was at its lowest point during the Local Plan period. Unemployment has been broadly stable since March 2022.
- 3.43 The business population in South Cambridgeshire fell in 2023. Enterprise births remained below their pre-Covid levels. The business population in Cambridge also fell in 2023. Enterprise births were at their lowest level since the data series was revised in 2016. Despite the fall in the active business population in both districts in 2023 there was also an excess of enterprise births over enterprise deaths in both districts. This apparent anomaly can occur because businesses can still be recorded as active in the year they close. This does suggest that the recent trend of a declining business population may be coming to an end.

### **C. Allocations Monitoring**

- 3.44 For the purposes of the AMR, the Councils monitor progress on the delivery of allocations within both Local Plans.
- 3.45 Indicator M34 of the South Cambridge Local Plan (2018) monitors progress on employment sites. The updates are as follows:

c) **Cambridge Science Park (Policy E/1):** This site has played an important role in supporting the research and development and high-tech sectors since the 1970's. Its accessibility has been significantly enhanced by the Guided Busway and Cambridge North Station. Early parts of the site were built at low densities and were built roughly forty years ago. The South Cambridgeshire Local Plan identifies the opportunity for their redevelopment and densification to make better use of the site. It should be noted that the policy does not allocate a specific amount of floorspace. This area is also included within the Area Action Plan (AAP) being prepared for North East Cambridge. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that intensification of employment uses should be sought through the AAP. In August 2024, the Joint Development Control Committee resolved to grant permission, subject to various conditions and a s106 agreement, for the erection of a Research and Development / Office building (use Class E) totalling 13,128 square metres at 440 Cambridge Science Park (24/01079/FUL). Plots 210-240 Cambridge Science Park provided a pre-application briefing to the Joint Development Control Committee in March 2024. An application is expected in 2025 for the demolition of existing units 210, 211, 214, 220, 230 and 240, and redevelopment with Use Class E(g) floorspace (office (E(g)(i), Research and Development (E(g)(ii)) with ancillary facilities (Use Class E (a-g)) along with access, landscaping and supporting infrastructure. Plot 191 Cambridge Science Park provided a pre-application briefing to the Joint Development Control Committee in October 2024. An application to extend the existing building to provide a new Packaging Hall is expected in 2025. Details of completions and commitments in the Science Park, up to 31 March 2024, are included in tables 58 and 59 of Appendix 2.

d) **Land south of Cambridge Biomedical Campus (Edge of Cambridge) (Policy E/2):** An extension of 8.9 hectares to the Cambridge Biomedical Campus is identified for biomedical/biotechnology research and development uses, and related higher education and sui-generis medical research institute uses. To date there have been no planning applications for the allocation.

- **Fulbourn Road East (Fulbourn / Edge of Cambridge) (Policy E/3):** A site adjoining the Peterhouse Technology Park of 6.9 hectares is allocated for employment uses. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. A hybrid planning application for a total of 56,473 square metres of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), iii (light industrial) and B8 (storage and distribution) -

limited to data centres) covering the whole allocation was allowed on appeal in November 2022. An application to alter the design of the approved buildings (23/03182/S73) was permitted in December 2023. In March 2024, construction had yet to commence.

- **Papworth Hospital:** The hospital closed in May 2019 and relocated to the Addenbrooke's Biomedical Campus. No planning applications have yet been received for the redevelopment of the existing Papworth Hospital site, although pre-application discussions have taken place.
- **Histon and Impington Station Area – The Bishops Site, Cambridge Road, Impington:** The site has full planning permission (21/02902/FUL) for the demolition of existing buildings and the erection of 38 dwellings. The site has been cleared, and a material start has been made on the previous full planning permission (S/0671/17/FL) for 35 dwellings so that it will not lapse. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** The site has full planning permission (S/0783/17/FL) for the restoration and redevelopment of the former station building with a ground-floor commercial unit and two dwellings, and the erection of 10 dwellings. By March 2021, all 12 dwellings and the commercial unit had been completed. **Station Road Garage, Station Yard, Station Road, Histon:** The site had outline planning permission (S/2010/17/OL) for 32 dwellings and amenity space. However, a reserved matters planning application was not submitted within the required time, and therefore the outline planning permission for 32 dwellings and amenity space has since lapsed. Pre-application discussions have commenced concerning a new proposal.
- **Bayer CropScience Site (Hauxton):** The site is allocated for housing and B1 employment uses. Outline planning permission was granted for a scheme including up to 380 dwellings, up to 4,000 square metres of Class B1a use, and up to 250 square metres of retail use in February 2010 – this outline planning permission has now lapsed. More recent, detailed masterplanning of the site resulted in the anticipated delivery of 285 dwellings on the site, rather than 380 dwellings as anticipated in the outline planning permission. By February 2020, all 285 dwellings had been completed. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that part of the site should be retained for employment use.
- **Papworth Everard West Central: Land south of Church Lane:** The site has reserved matters approval for 53 dwellings (S/0307/17/RM) and a full permission for 8 live-work units, or a range of business uses

(S/0623/13/FL). By March 2023, all 61 dwellings had been completed.

**Catholic Church site:** The site has planning permission for the demolition of the existing dilapidated church and the erection of four new apartments (21/01191/AEA). By November 2021, the church had been demolished and the new dwellings completed. **St Peters Nurses Home, Church Lane:** The site has full planning permission (22/04309/FUL) for the change of use of a nurses home to 9 dwellings, the erection of a dwelling, and the demolition of a creche building, which was approved in July 2023. A S73 application to remove a condition (24/03087/S73) and a discharge of conditions application (22/04309/CONDA) are both being considered by the Council.

- **Dales Manor Business Park, Sawston (Policy H/1a):** The site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site have partially implemented full planning permission (S/3313/18/VC) for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine. Full planning permission (23/03654/FUL) has also been granted for 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses, and ancillary offices that comprise a total of 8,018 square metres. Further east, full planning permission (22/03363/FUL) has been granted for the erection of Research and Development buildings (use class E) and associated decked car park, landscaping and associated infrastructure. In October 2024, the Council resolved to grant planning permission subject to a s106 agreement and various conditions for a second phase to this scheme, the South Cambridge Science Centre, which will involve a further Research and Development building totalling 4,262 square metres of floorspace. Therefore, this part of the allocation is no longer available for residential development. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that “given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed-use allocation should be considered and employment otherwise retained under the wider existing policy framework”.
- **Green End Industrial Estate, Gamlingay (Policy H/1f):** The site is 4.09 hectares of mixed Class B1/B2/B8 uses, which is proposed for residential-led development. The South Cambridgeshire Local Plan requires redevelopment to provide 25% employment land, thus resulting

in a loss of around 3 hectares of employment land. Outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016. Reserved matters approval was granted in June 2020. The planning permission covers approximately 75% of the site. As of March 2024, all 90 dwellings had been completed.

3.46 Indicator M7 of the South Cambridgeshire Local Plan monitors progress on the delivery of new mixed-use developments or redevelopment at a number of sites. The updates are as follows:

- **Orchard Park** is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.
  - **Parcel L2:** The site has full planning permission for 75 dwellings (20/03802/FUL). The site is being brought forward by Cambridge Investment Partnership (a partnership between Cambridge City Council and Hill Investment Partnerships) and construction commenced in December 2021. By March 2024, all 75 dwellings had been completed.
  - **Parcel Com4:** The western part of the allocated site has full planning permission (S/4191/19/FL) for the development of 80 dwellings, which was approved in August 2020. A variation of conditions application (22/03407/S73) to remove the basement parking to make the scheme viable was allowed on appeal in July 2024. On the eastern part of the allocated site, a planning application (22/01632/FUL) for an 80-room aparthotel and 137-room hotel with the addition of mixed-use facilities, the erection of a building above a basement, car parking, landscaping, and other associated works was approved in July 2024.
- **Land between Huntingdon Road and Histon Road / Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings (Cambridge indicator):**
  - **NIAB frontage site:** The site has detailed planning permission for 187 dwellings. 153 of these dwellings have been completed and a planning permission for a non-residential development on the site of the remaining 34 dwellings has now been completed. As such, the remaining 34 dwellings can no longer be delivered.
  - **NIAB Main (Darwin Green 1):** 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 (07/0003/OUT).

- Parcel **BDW1** (16/0208/REM, 173 dwellings) has been completed.
- **The Local Centre** (15/1670/REM) has detailed planning permission for 114 dwellings, library, community rooms, health centres and retail units. By October 2024, the scheme had been completed, and the community rooms are operational.
- Parcels **BDW5 & BDW6** have detailed planning permission for 410 dwellings, allotments and public open space (21/03619/REM), which was approved in December 2021. Construction commenced in Autumn 2022, and, by May 2024, the first 42 dwellings had been completed.
- Parcel **BDW2** has detailed planning permission for 323 dwellings and public open space (21/04431/REM), and pre-commencement planning conditions have been discharged. Construction commenced in Autumn 2022, but it was put on hold when faults with foundation slabs were found. Demolition of 86 structures commenced in January 2024 and once completed in April 2024, construction re-commenced. First occupations are due in early 2025.
- Parcel **BDW3** has detailed planning permission for 210 dwellings and public open space (21/05434/REM), which was approved in April 2023. As of October 2024, the site was being prepared for development but there were no foundations in place.
- Parcel **BDW4** has detailed planning permission for 342 dwellings and public open space (21/05433/REM), which was approved in December 2022. As of October 2024, works had commenced on the roads and sewers and some of the housing approved within the parcel.
- **NIAB 2 & 3 (Darwin Green 2 & 3):** 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. 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 the applicant submitted an appeal on the grounds of non-determination in August 2023. The appeal was subsequently recovered ('Called in') by the Secretary of State in January 2024. The Decision Letter allowing the appeal was issued on 25 September 2024 by the Ministry of Housing, Communities and Local Government (MHCLG). The Secretary of State agreed

with the Inspector's conclusions and recommendations, that the appeal should be allowed, and that planning permission be granted, subject to planning conditions and a section 106 agreement.

- **Cambridge East – Land north of Newmarket Road (also referred to as WING or Marleigh) / Progress towards housing provision as identified in Policy SS/3 (1a) for 1,300 dwellings:** Outline planning permission was granted in November 2016 for 1,300 homes, a primary school, a food store and community facilities (S/2682/13/OL).
  - **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square'. By March 2024, 203 dwellings had been completed and 36 dwellings had not been started. The first phase of development includes a mix of non-residential uses, including a local centre/community building with offices above, and sports facilities. As of March 2024, completions included a primary school, community hall, café and a 963 square metre convenience store.
  - **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. By March 2024, 141 dwellings had been completed, 14 dwellings were under construction and work had not yet commenced on 153 of the approved dwellings.
  - **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings. By March 2024, 130 dwellings had been completed and 291 dwellings were under construction.
  - **Phase 3:** A Planning Performance Agreement was signed with Hill/Marshall in August 2022 for Phase 3. The **remainder** of the site (Phase 3) has outline planning permission for up to 332 dwellings, which was approved in November 2016. A reserved matters planning application (23/04930/REM) for 332 dwellings and commercial space was submitted in December 2023, and was approved at Joint Development Control Committee in November 2024. A full planning application (23/04936/FUL) for 91 dwellings, to increase the total number of dwellings across the site from 1,300 to 1,391, was also submitted in December 2023, and was also approved at Joint Development Control Committee in November 2024.
- **Cambridge East / Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units** (this is also monitored by the indicator associated with Policy 13 of the Cambridge Local Plan 2018): This land is allocated in the Cambridge Local Plan 2018 (Policy 13 / Site

R47) and in the South Cambridgeshire Local Plan 2018 (Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018.

- An outline planning application (18/0481/OUT & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. Enabling works have been undertaken and a Section 73 variation to the outline planning permission was approved in September 2022 to make minor material amendments to the outline parameter plans. The design code (Condition 78) and the phasing plan (Condition 8) of the outline consent were both approved in October 2022.
- Detailed planning permissions (22/04037/REM and 22/04102/REM) for 9 show homes and a temporary marketing suite building were approved in December 2022 and have been completed.
- The Councils' Joint Development Control Committee in April 2023 approved reserved matters planning applications (22/05037/REM and 22/05018/REM) for the first phase of 351 dwellings. As of March 2024, 25 dwellings had been completed, 28 dwellings were under construction and 26 dwellings had not yet been started in Cambridge. In South Cambridgeshire, 14 dwellings had been built, 42 dwellings were under construction and 216 dwellings had not yet been started.
- A further reserved matters application (23/03347/REM) for another 136 dwellings was permitted on 8 April 2024.

  

- **Cambridge Northern Fringe East:** The Councils are preparing an Area Action Plan (AAP) for development of the area west of the new Cambridge North Station, together with Cambridge Science Park. The Proposed Submission AAP was considered by Cambridge City and South Cambridgeshire District councillors through their respective committee processes in late 2021/early 2022. Prior to formal public consultation on the [Proposed Submission AAP](#), the Councils have paused the AAP process until a decision has been made on the separate Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant, which is now expected to be made by 12 January 2025. This is because the AAP is being prepared on the basis that the existing Waste Water Treatment Plant will be relocated off-site, which will enable this new district to come forward, and the Development Consent Order is an important part of showing that the AAP can be delivered.
  - A hybrid planning application was submitted in June 2022 for proposed development on part of the Chesterton Sidings parcel (to

the north of Cambridge North Station) for up to 425 residential units (Build to Rent and market housing) and commercial development (22/02771/OUT). The applicant appealed the application on the grounds of non-determination, and the application was subsequently recovered ('called in') for determination by the Secretary of State. The Secretary of State agreed with the Inspector's recommendation and allowed the appeal on 23 April 2024.

- **Northstowe:** Northstowe is a new settlement to the northwest of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe AAP (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site-wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
  - **Phase 1:** Outline planning permission for up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works, and the demolition of existing buildings and structures was granted in April 2014. A reserved matters application for the sports pavilion (21/03350/REM) was permitted in November 2021 and has now been completed. A temporary community building (23/00113/FUL) was completed and occupied in 2023. The dwellings on Phase 1 are being delivered by five housebuilders. All residential parcels have received reserved matters approval. As of March 2024, 1,401 dwellings had been completed. The primary school has been completed and occupied.
  - **Phase 2:** Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre that includes employment uses, and a sports hub was approved in January 2017. The first phase (2a), which comprises 406 dwellings, non-residential floorspace and open space, was granted reserved matters approval in January 2017. As of March 2024, 43 dwellings had been completed. Further progress has been delayed by Homes England having to seek a new development partner for this phase, which is being split into two sub-phases (2A1 and 2A2). These sub-phases will include fewer dwellings than originally planned but any shortfall may be made up in future parcels in phase 2. A variation of conditions application (21/02585/S73) to make design amendments to the age restricted accommodation (60 dwellings) was permitted in November 2021. Phase 2b has detailed planning permission (21/02310/REM) for 300 dwellings, non-residential floorspace and

open space, which was approved in October 2021. By March 2024, 36 dwellings had been built, 45 dwellings were under construction and works to the remaining 219 dwellings had not yet started. The first phase of the education campus within Phase 2, which comprises a new secondary school and an area special school, has also been completed. The second phase of the campus is under construction, and this will deliver an extension to the secondary school, a new primary school, a new pre-school and a new sixth form centre.

- **Phase 3:** Outline planning applications for phase 3a (4,000 dwellings / 20/02171/OUT) and phase 3b (1,000 dwellings / 20/02142/OUT) were permitted in March 2022. Some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and this includes the central primary access road, dedicated bus-only route, and southern access road west that connects Northstowe to the B1050. These works are complete. A programme of Key Phase 1 Design Code meetings has commenced, and this phase is anticipated to include roughly 1,660 dwellings.
- **Land west of Station Road:** Outline planning permission (20/03598/OUT) for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses was granted in July 2022. The developer has advised in early 2024 that the site had been marketed, and the selection of a preferred bidder was imminent.
- **Digital Park:** Outline planning permission (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings was granted in June 2023. A number of conditions have been discharged in 2024.

- **Waterbeach New Town (Policy SS/6):** The site is allocated for a sustainable new town of approximately 8,000 to 9,000 dwellings. The policy for the new town requires appropriate employment provision to meet the needs of the town, provision of access to local jobs, and support for continued development of the economy of the Cambridge area. The Waterbeach New Town SPD (adopted in 2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and research and development uses. These will be in an appropriate location focused upon the new town centre, the rail station district and other local centres. The development will be expected to provide serviced and safeguarded employment land at appropriate phased timescales during the life of the development.
  - **Urban & Civic (the western part of the site):** Outline planning permission for up to 6,500 dwellings (including up to 600 residential

institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces was granted in September 2019 (S/0559/17/OL). Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for Key Phase 1 North (KP1N) was approved in August 2020, and the majority of this infrastructure is in place. The first phase Design Code was approved in June 2020. Northern Woods (21/02400/REM) was granted detailed planning permission for 89 dwellings in July 2021. By March 2024, 13 dwellings had been completed and the remaining 76 dwellings were under construction. Eastern Woods (21/03866/REM) was granted detailed planning permission for 111 dwellings in December 2021. As of March 2024, 53 dwellings had been completed, 33 dwellings were under construction and the construction of the remaining 25 dwellings was yet to start. Pre-application discussions are underway on three further parcels.

- **RLW Estates (the eastern part of the site):** An outline planning application (S/2075/18/OL) for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces was considered by South Cambridgeshire District Council's planning committee in January 2021 where it was resolved to grant outline planning permission subject to the completion of a s106 agreement. The s106 was agreed in Autumn 2024 and the decision notice was issued in December 2024. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020. The agent (on behalf of RLW Estates) has advised that a material start had been made on the full planning permission for the relocated railway station so that the planning permission will not lapse.
- **Bourn Airfield New Village (Policy SS/7):** The site is allocated for a new village of approximately 3,500 dwellings. In addition to employment opportunities from the redevelopment of the 9 hectare former Thyssen Krupp site that adjoins the new village site, the new village will incorporate employment opportunities, which are outlined in the Bourn Airfield New Village SPD (adopted in 2019).
  - An outline planning application (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was granted permission in July 2024.
  - An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757 square metres of light industry, research and

development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym was granted in January 2021 (20/02568/FUL). Phase 1 has been completed. A full application for phase 2 was approved in January 2023 (22/03561/FUL). This will increase the initial proposed commercial floorspace from 26,757 square metres to 31,130 square metres and will include use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution. As of April 2024, groundworks were underway.

- **Cambourne West (Policy SS/8):** the site is allocated for a fourth linked village at Cambourne, and also seeks to re-allocate the amount of employment land currently remaining undeveloped on the southern side of the business park within the new Cambourne West site.
  - **Land north west of Lower Cambourne (West Cambourne):** Outline planning permission for Cambourne West was granted in December 2017 for up to 2,350 dwellings and a mix of retail, employment, community & leisure and educational uses (S/2903/14/OL). The outline planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018.
    - **Parcels 1.1a & 1.1b:** These parcels have detailed planning permission for 200 dwellings (S/4537/19/RM). As of March 2024, 140 dwellings had been completed and 60 dwellings were under construction.
    - **Parcel 1.2:** This parcel has detailed planning permission for 190 dwellings (20/01536/REM). By March 2024, 154 dwellings had been completed and 36 dwellings were under construction.
    - **Parcels 1.3a & 1.3d:** These parcels have detailed planning permission for 150 dwellings (20/02543/REM). By March 2024, 134 dwellings were built and 36 dwellings were under construction.
    - **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b:** These parcels have detailed planning permission for 286 dwellings (20/01640/REM). By March 2024, 128 dwellings were completed, 19 dwellings were under construction and 139 dwellings had not been started.
    - **Parcel 1.5:** Reserved matters approval was granted for 41 dwellings in May 2023 (22/04745/REM). By March 2024, construction had not yet commenced.
    - **Parcel 2.1:** Reserved matters approval for 118 dwellings was granted in July 2023 (22/04785/REM). As of March 2024, 80 dwellings were under construction and the remaining 38 dwellings had not started.
    - **Parcel 2.2S (24/02652/REM) and parcel 3.2B (24/04021/REM):** A decision has yet to be made on the reserved matters

applications for the development of 120 dwellings and 122 dwellings, respectively.

- **Land within the Business Park:** The South Cambridgeshire Investment Partnership undertook a consultation exercise in Summer 2022 concerning their proposals for a sustainable neighbourhood, including up to 260 dwellings. Subsequently, a full planning application (23/00123/FUL) for 256 dwellings and the change of use of the existing marketing suite to a café was permitted in April 2024. As of September 2024, most conditions had been discharged with one still being considered by the Council.

3.47 Indicator M28 of the South Cambridgeshire Local Plan monitors progress on residential allocations. Many of these have been covered in the above updates on employment and mixed-use allocations. The remaining updates are as follows:

- **Fulbourn and Ida Darwin Hospitals:** Prior approval permission for the demolition of 18 buildings, including the water tower, was given in December 2018, and the first phase of demolition has been completed (S/4469/18/PN). Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019 (S/0670/17/OL). A reserved matters application for 203 dwellings and land for community provision was permitted in April 2022 (20/05199/REM). As of September 2024, conditions were still being discharged. However, the roads and sewers have been installed for the first phase of the development and the first dwellings are under construction.
- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping (S/3729/18/FL). As of March 2023, all 158 dwellings had been completed.
- **Land South of Babraham Road (Sawston):** A full application for 280 dwellings (21/03955/FUL) was approved in August 2022. As of March 2024, 42 dwellings had been completed, 10 dwellings were under construction and the remainder had not yet been started.
- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. All dwellings were completed in 2020-2021.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has been developed in two parts, with 69 dwellings completed

on land southwest of Victoria Way and 22 dwellings and open space following the demolition of an existing dwelling completed on land at 36 New Road. As of March 2022, the whole allocation had been completed.

- **Land East of Rockmill End, Willingham:** The site has detailed planning permission for 72 dwellings, public open space, a local equipped area of play and a pumping station (S/0122/18/RM). The planning permission covers a larger site than the allocation. As of January 2022, the development had been completed.
- **Land at Bennell Farm, Comberton: East of the access road:** The site has detailed planning permission for 90 dwellings and open space (S/4552/17/RM). By March 2023, the development had been completed. **West of the access road:** A second full permission was allowed on appeal in September 2022 for 41 dwellings (20/01992/FUL). 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. As of March 2024, development had not started.

3.48 The indicators associated with Policies 13, 16, 17, 19, 20, 21, 22, 25 and 27 of the Cambridge Local Plan (2018) monitor the progress of allocations within the plan. A number of these indicators crossover with those in the South Cambridge Local Plan (2018) and are therefore reported above. The remaining updates are as follows:

- **Delivery of an urban country park and other appropriate development at land South of Coldhams Lane:**
  - The land is in mixed ownership with Mission Street owning Parcel A and the Anderson Group owning Parcels B and C. A hybrid application has been submitted (23/04590/OUT), which proposes comprehensive redevelopment of Parcel A for employment and community uses that will comprise a total of 9 buildings. Detailed designs were submitted for three of the buildings included as part of the first phase of development; they include the first R&D/Office building (Building 3), the main cycle and car hub (Building 4), and the pavilion for community uses (Building 9). A new urban country park will be created on Parcel C with future details of landscape management, maintenance and funding of the proposed urban country park to be agreed via section 106 planning obligations. Finally, wider proposals for Parcel B will comprise ecological enhancement via creation of Open Mosaic Habitat to deliver significant Biodiversity Net Gain. Cambridge City Council's planning committee resolved to grant outline planning permission in October 2024 subject to various conditions and completion of a s106 agreement.

- **Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development.**  
**Cambridge Biomedical Campus:**
  - An application by Astra Zeneca (20/05027/REM – Phase 1b) which included an office building of 13,502 sqm; a Hive of 3,593 sqm; associated car, motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure was approved in June 2021. This superseded a previous application (19/1970/REM). As of May 2024, the multi-storey car park was nearing completion, but work was yet to commence on the office and hub buildings.
  - A new reserved matters application for the proposed Cambridge Children's Hospital was approved in March 2021 (21/04336/REM). As of May 2024, the site had been fenced and cleared.
  - Outline planning permission (16/0176/OUT) for phase 2 (covering 7 parcels) was granted in September 2017. Full permission has been granted for the Abcam building (parcel 1) and is now built and occupied (16/0165/FUL). Reserved matters permission has been granted for 1000 Discovery Drive (parcel 2), including the erection of a five-storey, mixed-use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM). As of May 2024, 1000 Discovery Drive was built.
  - Reserved matters applications for two mixed-use laboratory and office buildings at 2000 and 3000 Discovery Drive (24/01529/REM) and a multi-storey car park (24/01589/REM) were both approved at Joint Development Control Committee in September 2024. The decision notices are due to be issued shortly.
  - Full planning permission for a Cambridge Cancer Research Hospital was approved in August 2024 (23/00240/FUL).
- Delivery of progress towards housing provision as identified in **Policy 18 (Southern Fringe Area of Major Change)** and allocations **R42 a, b, c and d** (which includes up to 2,250 dwellings at Clay Farm, up to 600 dwellings at Trumpington Meadows, 286 dwellings at Glebe Farm, and up to 347 dwellings at the Bell School Site):
  - The **R42a** allocation covers Clay Farm. All 2,188 dwellings with detailed planning permission and all non-residential development (schools, community buildings and a local centre) with detailed planning permission have been completed.
  - The Trumpington Meadows housing development makes up allocation **R42b**. Outline planning permission for approximately

1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire. The final 38 dwellings were completed in 2023-2024.

- The Glebe Farm housing development is built on allocation **R42c** and was completed in 2015-2016.
- The Bell School housing development makes up site **R42d**. The residential development on this site was completed in the 2019 – 2020 monitoring year. The remainder of the site has extant detailed planning permission for student accommodation.
- Delivery of the **M13 allocation at West Cambridge**: A full application (19/1763/FUL) for the extension of the Whittle Laboratory, including a new National Centre for Propulsion and Power (4,251 square metres of Academic (D1) Floorspace), demolition of 1,149 square metres of D1 floorspace, and all associated infrastructure including landscaping, drainage, substation and car and cycle parking was permitted in July 2021. Construction had commenced by May 2024. A larger outline planning permission (16/1134/OUT) for up to 383,300 square metres of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and *sui generis* uses (including Energy Centre and Data Centre) following demolition of existing buildings, was permitted in June 2024.
- Delivery of progress on mixed-use developments at **Station Area West** (1) and (2) (**allocations M14 and M44**) and **Clifton Road Area** (**allocation M2**):
  - At **M14**, an outline planning permission (08/0266/OUT) granted in April 2010 provided for a comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, and a new multi storey cycle and car park. Much of the scheme has been completed, but the outline planning permission has now lapsed. There were no blocks completed in 2023-2024. The current status of outstanding blocks is:
    - Block J4 - under construction (office space) (15/2271/FUL).
    - A full planning application for Blocks B2 (aparthotel) and F2 (office space) was permitted in April 2022

(21/00264/FUL). However, a revised full application for Blocks B2 and F2 was permitted in March 2024 (23/01474/FUL). This revised full application changes the previously consented apartment into an office use for Block B2.

- G1 & G2 do not have detailed planning permission.

- At **M44**, a planning application (20/03429/FUL) proposing 26,674 square metres of commercial office floorspace and 1,566 square metres of flexible use on the ground floor for retail/restaurant/café uses was allowed on appeal in March 2022. A section 73 application (23/02071/S73) to make various alterations to the scheme was approved in November 2023. As of October 2024, development had commenced. There also remains a partially complete, extant permission for a mixed-use scheme, including 156 dwellings. However, the agent, on behalf of the landowner, has confirmed that this scheme is no longer being pursued.
- At **M2**, the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the local planning authority should seek to retain the allocation, including maximising the amount of B1 employment floorspace given the city centre location and requirements for office space. However, to date, there have been no planning applications for the redevelopment of the site.
- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: Full planning permission (20/03843/FUL) was granted in April 2021 for extensions to Carlyle House to provide additional office space. However, the Planning Statement submitted with the planning application for extensions to the building 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. No planning applications have been submitted for the redevelopment of the site as proposed through its allocation.
- To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings and 1 hectare of employment land) and **R9** (49 dwellings) in the Mill Road opportunity area:
  - **R9 (Travis Perkins, Devonshire Road)**: The site was formerly occupied by Travis Perkins. Full planning permission was granted in May 2023 (22/01982/FUL) for the demolition of the existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace with associated plant

and cycle parking, two new residential buildings comprising 70 residential units with associated plant and cycle parking, one new building comprising flexible commercial space (Class E) to include a creche with associated cycle parking, flexible community space (Class F1 / F2), hard and soft landscaping and associated access. A section 73 application (22/01982/FUL) to vary some of the plans was approved in May 2024. As of October 2024, the site had been cleared.

- **R10 (Mill Road Depot, Mill Road):** The site has detailed permissions (17/2245/FUL, 18/1947/S73 and 19/0175/FUL) for 236 dwellings. By 31 January 2023 the development had been completed.
- **R21 (315-349 Mill Road and Brookfields):** Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL), which was allowed on appeal. No planning applications have been submitted for the redevelopment of the remainder of the site as proposed through its allocation.
- To deliver progress on **M5** (20 dwellings and 0.5 hectares of employment land) and **E5** (1.4 hectares of employment land) at Cambridge Station, Hills Road Corridor and City Centre opportunity area:
  - **M5 (82-88 Hills Road and 57-63 Bateman Street):** The landowner of M5 has indicated that the site will be available before 2031. The site has been proposed through the Call for Sites process as part of the emerging Greater Cambridge Local Plan with the landowner requesting that an adjacent site – 90 Hills Road – be added to the allocation.
  - **E5 (1 and 7-11 Hills Road):** No planning applications have been submitted for the redevelopment of the site as proposed through its allocation.
- To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: A planning application for redevelopment to include 94 student rooms, 1,478 square metres of college offices, 1,773 square metres of teaching space, 1,004 square metres of college leisure and community space, and 363 square metres of A1/A2/A3/A4 uses was granted in March 2021 (18/1930/FUL). As of May 2024, demolition works had been completed and construction of new buildings was nearing completion. A S73 application (22/05494/S73) and discharge of conditions application (18/1930/COND) are awaiting a decision, which has delayed delivery. These applications relate to the southern part of the allocation. No planning applications have been submitted for the redevelopment of the northern part of the allocation.
- To deliver progress on **GB3 & 4** (25,193 square metres employment land): A full planning application on **GB3** for the erection of a new building comprising 9,976 square metres of E(g) floorspace was permitted in

August 2022 (20/05040/FUL). An amendment (23/00159/S73) was granted in April 2023 and, as of March 2024, construction had reached roof level. The redevelopment of **GB4** was completed in 2017-2018.

- Progress of allocations **GB1 & GB2**: These allocations are land north and south of Wort's Causeway:
  - **GB1 (north of Wort's Causeway)**: Outline planning permission for up to 200 dwellings and public open space was approved in January 2022 (20/01972/OUT). A reserved matters application addressing layout, scale, appearance and landscaping was permitted in August 2024 (23/04191/REM). As of September 2024, a number of applications to discharge conditions were being considered by the Council.
  - **GB2 (south of Wort's Causeway)**: An outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was approved in May 2021. Non-material amendments (19/1168/NMA1) to conditions on the outline planning permission were approved in August 2021. A reserved matters application for phase 1 – infrastructure delivery – (21/04186/REM) was permitted in October 2022. A second reserved matters application for 80 dwellings – phase 2 (22/02646/REM) – was granted permission in August 2023. As of March 2024, no dwellings had started but an access road and balancing pond have been completed. A reserved matters application for phase 3, including the remaining 150 dwellings (24/01531/FUL), was approved by planning committee on 2 October 2024.
- Indicator **M29** of the South Cambridge Local Plan and the indicator associated with **Policy 54** of the Cambridge Local Plan monitor the delivery of residential moorings on the allocation associated with Policy **H/7** (South Cambridgeshire) and allocation **RM1** (Cambridge): No relevant planning applications have been submitted.

3.49 **The North West Cambridge Area Action Plan** allocates land within both Cambridge and South Cambridgeshire to meet the development needs of Cambridge University. The area is now known as Eddington.

- Indicator NWC01 within the AAP monitors a target to provide an adequate supply of land for housing for development, including (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings.
- Indicator NWC04 within the AAP monitors a target to provide (1) 100,000 square metres of employment and academic development, and (2) approximately 60,000 square metres of higher education uses, including

academic faculty development and a university conference centre within Use Class D1.

- Outline planning permission for 3,000 dwellings, 2,000 student bedspaces, up to 40,000 square metres of commercial floorspace, 60,000 square metres of academic floorspace, 5,300 square metres of retail floorspace, 6,500 square metres of senior living floorspaces, and other uses was approved in February 2013 (S/1886/11 & 11/1114/OUT). These permissions were amended by applications S/2036/13/VC & 13/1402/S73, which were approved in November 2013.
- As of March 2024, Lots M1/M2 (15/1663/REM & S/2219/15/RM) for 249 dwellings and Lot S3 (18/1195/REM) for 186 dwellings had been completed. Construction had started on all dwellings on Lot M3 (17/0285/REM) for 106 dwellings and commercial space (use class D1). Approval was given for Lot 4 (22/01168/REM) for 88 dwellings in June 2022 and, as of March 2024, construction was underway on all dwellings. Approval was given for Lots S1/S2 (21/04036/REM) for 373 dwellings in October 2022 and by March 2024 construction had started on 309 dwellings. Approval was given for Lots M4 and M5 (22/04989/REM) for 160 dwellings in April 2023, but as of March 2024 construction had not yet started (although construction had commenced by October 2024). In total, as of March 2024, there had been 1,121 dwellings completed across the AAP area.
- There had also been 325 student bedrooms completed in 2016-17.
- There were no non-residential completions in 2023-2024. However, by March 2024 the following non-residential uses had been completed:
  - o 2,200 square metres of B1(a) offices;
  - o 2,410 square metres of D1 community facilities;
  - o a 150 room hotel and 180 room apartment;
  - o 1,322 square metres of restaurant and pub uses (A3/A4); and
  - o 3,472 square metres of retail space.
- The 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 – pre-application discussions had started in October 2024.

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

3.50 For the purposes of the AMR, the Councils monitor progress on the delivery of Supplementary Planning Documents (SPDs) and other policy documents. The indicators associated with Policies 10, 12, 13, 15, 16, 22, 24, 26 and 28 of the Cambridge Local Plan (2018) monitor the progress on the production of SPDs, AAPs, masterplans associated with allocations within the plan, and other policy documents. The updates are as follows:

- Production of **Spaces and Movement Strategy**: The Making Space for People: Vision and Principles consultation took place in September and October 2019. This document set out a high-level vision for Central Cambridge and identified a number of key aims and strategies that would help to deliver the vision. The ideas and approaches identified in the Making Space for People strategy work have been and continue to be fed into wider Greater Cambridge Partnership (GCP) workstreams. The Councils will continue to work with key partners, including the GCP and Cambridgeshire County Council, on embedding placemaking, pedestrian prioritisation, and aims of delivering a high-quality public realm into their workstreams; the Councils will review whether a 'Making Space for People' SPD specific to Greater Cambridge is needed to support the delivery of GCP partner projects.
- Production of the Grafton Area Masterplan and Guidance SPD: [The Grafton Area Masterplan and Guidance SPD](#) covers the area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street, Burleigh Street, and the Grafton Area of Major Change). The SPD was adopted in October 2018.
- Adoption of Cambridge East – Land North of Cherry Hinton SPD by 31 March 2019: Cambridge City Council and South Cambridgeshire District Council produced the [Land North of Cherry Hinton SPD](#) in partnership with local stakeholders. The Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.
- Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted: [The Mitcham's Corner Development Framework SPD](#) was adopted in December 2018.
- Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted: The [Mill Road Depot Planning and Development Brief SPD](#) was adopted in December 2018. The first planning application on the site was submitted in December 2017 and determined on 11 June 2018.
- Approval of **Old Press/Mill Lane masterplan/outline planning permission** by 31 March 2021: An application for the redevelopment of the Mill Lane area was submitted in January 2019 (18/1930/FUL). This was considered by planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. s106 discussions delayed the permission but a decision

notice was issued on 19 March 2021, which approved the development. The permission allows for the redevelopment of the site to form an expansion of Pembroke College, which comprised the repurposing of existing buildings, and the demolition and erection of new buildings for a mix of uses. The new development included: 94 student residential units; 1478 square metres of Use Class B1 College office floorspace; 1773 square metres of Use Class D1 teaching space; 1004 square metres of Use Class D2 College, leisure and community floorspace; 363 square metres commercial retail, food and drink floorspace (Use Classes A1, A2, A3, A4); and ancillary works such as soft landscaping and hard surfacing, the formation of a new courtesy crossing at Trumpington Street, highways improvements, vehicular and cycle parking, and other associated works and infrastructure.

- The adoption of the Flooding and Water SPD: The [\*\*Cambridgeshire Flood and Water SPD\*\*](#) was adopted by South Cambridgeshire District Council in November 2018 and adopted by Cambridge City Council in December 2018.
- Production of the Sustainable Design and Construction SPD including water efficiency guidance: The [\*\*Greater Cambridge Sustainable Design and Construction SPD\*\*](#) was adopted by both Councils in January 2020.
- A two month consultation on three new [\*\*SPDs\*\*](#) was launched on 28 November 2024. The **Planning Obligations SPD** sets out our approach to securing financial contributions from new development and clarifies this process for both developers and residents. The **Health Impact Assessment SPD** addresses the impact of development on health and wellbeing. It outlines how developers should promote healthy and sustainable living environments and consider factors like safety, access to green spaces, and climate change when designing projects. The **Cambridge Biomedical Campus SPD** sets development principles to enhance integration and quality on the Biomedical Campus, supporting patient care, research and community benefit across its facilities.

## **E. Climate Change, Sustainability Measures and Pollution**

3.51 **Climate Change and Sustainability:** In 2019, both Councils declared a Climate Emergency and tackling climate change has since become a key policy priority for both Councils.

3.52 **Carbon Dioxide Emissions:** A key factor affecting climate change is carbon dioxide emissions (CO<sub>2</sub>) and the aim nationally and internationally is to reduce atmospheric levels of CO<sub>2</sub>. Data is collected by the Government each year, providing emissions estimates for various sectors in each local authority area

- the most recently published data is from 2022. Data from 2022 showed a marginal improvement in both the overall CO<sub>2</sub> emission total and the CO<sub>2</sub> emissions per capita in both Cambridge City and South Cambridgeshire when compared to data from the previous reporting year.

3.53 In both Cambridge and South Cambridgeshire, estimates for CO<sub>2</sub> emissions from domestic sources have shown a reduction over their respective Local Plan periods. The most recent CO<sub>2</sub> emission estimates for both Councils indicate that domestic CO<sub>2</sub> emissions have been at their lowest level since recording began in 2005.

3.54 Improvements in agricultural, commercial, and industrial emission estimates were also recorded for both Cambridge City and South Cambridgeshire when compared to figures for the previous reporting year, with some sectors demonstrating CO<sub>2</sub> emission levels that were comparable to CO<sub>2</sub> emission estimates from the COVID-19 pandemic.

3.55 However, there were increases in CO<sub>2</sub> emission estimates from the transport sector in both Cambridge and South Cambridgeshire. Although Cambridge's most recent transport CO<sub>2</sub> emission estimate was comparable to previous years, South Cambridgeshire's total transport CO<sub>2</sub> emission estimate was the highest since reporting began in 2005. Reviewing individual transport factors, this increase in transport-related CO<sub>2</sub> emissions was more pronounced in the "Road Transport (A Roads)" and the "Road Transport (Motorways)" variables.

3.56 **Renewable Energy:** The Councils are committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. Policy CC/2 of the South Cambridgeshire Local Plan (2018) and Policy 29 of the Cambridge Local Plan (2018) set out the need for proposals that generate energy from renewable sources.

3.57 The generating potential of renewable energy sources in Greater Cambridge has increased over the plan period. In 2023-2024 there were small increases in the installed capacity of renewable energy sources in Cambridge and South Cambridgeshire. In both Cambridge and South Cambridgeshire, this was the result of an increase in the installed capacity in non-domestic solar photovoltaics.

3.58 The mean average household consumption of gas has decreased in both Cambridge City and South Cambridgeshire compared to the previous reporting year. The mean average household consumption of electricity has also decreased in both Cambridge and South Cambridgeshire compared to the previous reporting year.

3.59 **Sustainable Design and Construction:** Both Local Plans encourage all development proposals to integrate the principles of sustainable living and climate change adaptation.

3.60 The South Cambridgeshire Local Plan (2018) requires all developments to embed the principles of climate change adaptation and mitigation measures within their design (Policy CC/1). Policy CC/3 of the South Cambridgeshire Local Plan requires all development proposals for new dwellings or non-residential developments of 1,000 square metres or more floorspace to include technologies that will reduce carbon emissions by at least 10% compared to a nominal building of the same scale that would comply with Part L of the Building and Approved Inspectors (Amendment) Regulations 2006.

3.61 Policy 28 of the Cambridge Local Plan (2018) requires all new homes to achieve a 44% reduction in carbon emissions relative to a nominal dwelling of the same scale that would comply with Part L of the Building and Approved Inspectors (Amendment) Regulations 2006. Non-residential developments are also expected to use on-site carbon reduction technologies that achieve the BREEAM 'Excellent' rating. Eligible planning permissions were reviewed to check whether a condition requiring carbon reduction, low carbon technologies or renewable energy was included on a decision notice in line with Policy CC/3 of the South Cambridgeshire Local Plan and Policy 28 of the Cambridge Local Plan.

3.62 The review found that, for the 2023-2024 monitoring year, in South Cambridgeshire, 94 of 103 eligible residential permissions (91%) included a condition relating to carbon, whilst in Cambridge City, 26 of 30 eligible residential permissions (87%) included a condition requiring carbon reduction measures.

3.63 A review of eligible of non-residential planning permissions from the 2023-2024 monitoring year found that 100% of cases in South Cambridgeshire included a condition relating to carbon reduction and low-carbon technologies. Meanwhile, 5 of 6 eligible non-residential planning permissions (83%) in Cambridge City included a condition relating to carbon reduction and low-carbon technologies. In the one case where a condition was not applied, permission was sought for the change of use of a small (11.3 square metres) shed into a cafe/serving point (23/01013/FUL) – the Officer Report for the application highlights that it was considered unreasonable to impose conditions in line with Policy 28 given the small scale of the development.

3.64 Officers are continuing to review the way these policies are monitored as new ways of satisfying policy requirements have been developed since the adoption of both Local Plans. For instance, the Councils may allow the use of assessment frameworks that can function as an alternative to BREEAM,

including Passivhaus standards, or approaches that use the Royal Institute of British Architects (RIBA) 2030 Climate Challenge targets or the London Energy Transformation Initiative (LETI) targets. However, planning conditions relating to these alternative approaches have not been counted within the quoted figures as the data collection and review methodology is yet to be standardised.

3.65 **Flood Risk:** The NPPF requires a risk-based, sequential approach to flood risk that aims to avoid development being permitted in areas at a high risk of flooding, and steers development towards areas at a lower risk from flooding from any sources. In scenarios where it is not possible for development to be located in areas at a lower risk of flooding, the NPPF states that an exception test may need to be applied. Aligning with national policy requirements, Policy CC/9 of the South Cambridgeshire Local Plan (2018) and Policy 32 of the Cambridge Local Plan (2018) state that development will only be permitted where: the sequential and exception tests established by the NPPF demonstrate that the development is acceptable; suitable flood protection, mitigation and discharge measures are included in the proposal; and there would be no increase in flood risk elsewhere. Measures to address flooding could include avoiding development on areas within a site's boundaries that are at a higher risk of flooding, taking a sequential approach to a development's layout by putting uses that are not as sensitive to flooding (such as areas of open space) in areas at a higher risk of flooding, or taking measures to ensure development will be safe for its lifetime and will help to reduce flood risk overall. Policy 31 of the Cambridge Local Plan (2018) requires an integrated approach to water management, including a requirement for all flat roofs to be green or brown and all surfaces to be permeable.

3.66 In 2023-2024, there were 21 developments completed where the site included land within Flood Zone 2 or 3 in Greater Cambridge: 16 in South Cambridgeshire and 5 in Cambridge. In total, 14 were residential developments and 7 were business or mixed-use schemes. For 20 of these developments, flood risk was considered in detail as part of the determination of the planning application following consultation with the Environment Agency, the Lead Local Flood Authority, and/or the Councils' drainage officers. Where appropriate, planning conditions were applied to ensure compliance with recommendations made within submitted Flood Risk Assessments and/or to secure additional flood risk mitigation measures as part of the development. In one case (non-residential development) the flood risks of the proposals were not assessed before planning permission was granted – the application sought the extension and conversion of a garage in Flood Zone 1 to staff welfare facilities, with a section of the site's access situated in Flood Zone 3.

3.67 Between 1 April 2023 and 31 March 2024, no planning permissions were granted contrary to the advice of the Environment Agency on grounds relating to flood risk.

3.68 **Water Quality and Resources:** Between 1 April 2023 and 31 March 2024, the Councils did not approve any planning applications contrary to the advice of the Environment Agency on grounds relating to water quality. However, it is recognised that the Environment Agency have raised objections to planning applications in Greater Cambridge on water quality grounds between 1 April 2023 and 31 March 2024.

3.69 In 2022, the Environment Agency raised concerns about the impact that water abstraction was having on the quality of Cambridgeshire's chalk streams, and whether there would be a sufficient supply of potable water to support the delivery of new development in the Greater Cambridge area. Subsequently, the Environment Agency have lodged holding objections on various planning applications in the Greater Cambridge area, effectively combining the issue of water scarcity with water quality – this is reflected by the Environment Agency's comments made in relation to the planning applications included on their Water Quality Objection List (2023-2024).

3.70 In response to the issue, the Government established the Water Scarcity Group in 2023 – a working group that includes, amongst others, central government departments, the Environment Agency, Cambridge Water, and the Greater Cambridge Shared Planning Service.

3.71 Central Government also published two written statements regarding water scarcity in Greater Cambridge on 6 March 2024:

- [The Joint Statement on Addressing Water Scarcity in Greater Cambridge](#) (published by the Department for Levelling Up, Housing and Communities (DLUHC), the Department for Environment Food and Rural Affairs (DEFRA), the Environment Agency and the Greater Cambridge Shared Planning Service).
- [Addressing Water Scarcity in Greater Cambridge: Update on Government Measures](#) (published by DLUHC and DEFRA).

3.72 These written statements have been prepared to “provide a degree of certainty around the actions to deal with these issues, and to demonstrate [a] joint commitment to continuing to develop a workable, effective way of unblocking planning applications and delivering sustainable water resources”. The Joint Statement highlights that the Government will be working with Cambridge Water to produce a Water Resource Management Plan (WRMP) that can support the growth aspirations for Cambridge, whilst also managing the environmental impact of the water demand from new development. The

Joint Statement also highlights a planned water credit system, reforms to the water efficiency requirements for new development, and major water infrastructure projects in Cambridgeshire, which are being advanced to help manage the water use of new development and deliver new supplies of potable water; further details on these measures to address water scarcity in Greater Cambridge have been provided by the Government in the Addressing Water Scarcity in Greater Cambridge: Update on Government Measures.

3.73 Both Local Plans do contain water efficiency requirements for new development. Policy CC/4 of the South Cambridgeshire Local Plan and Policy 28 of the Cambridge Local Plan require all residential development to achieve a minimum water efficiency equivalent of 110 litres per person per day. Both Councils also adopt water efficiency standards for non-residential development that are based on the BREEAM assessment framework: Policy CC/4 of the South Cambridgeshire Local Plan requires a water conservation strategy that can achieve an equivalent of 2 credits in the BREEAM standard, whilst Policy 28 of the Cambridge Local Plan requires full credits to be achieved for category Wat 01 of the BREEAM standard. Planning conditions are frequently used to secure water efficiency measures that satisfy the adopted water efficiency standards. Therefore, a review of all relevant permissions granted in the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policies CC/4 and 28 of the adopted Local Plans 2018, and the Greater Cambridge Sustainable Design and Construction SPD (adopted in January 2020).

3.74 The review found that for the 2023-2024 monitoring year, in South Cambridgeshire, 93 of 103 eligible residential permissions (90%) included a condition relating to water efficiency, whilst in Cambridge City, 27 of 30 eligible residential permissions (90%) included a condition relating to water efficiency.

3.75 A review of eligible of non-residential planning permissions from the 2023-2024 monitoring year found that 6 of 7 cases (86%) in South Cambridgeshire included a condition relating to water efficiency; in the one case where a planning condition was not applied, permission was sought for a small-scale (145 square metres) teaching facility (23/00147/FUL) and the applicant ultimately agreed to pursue a temporary 3-year planning consent for the development. Meanwhile, 5 of 6 eligible non-residential planning permissions (83%) in Cambridge City included a condition relating to water efficiency. In one case where a condition was not applied, permission was sought for the change of use of a small (11.3 square metres) shed into a cafe/serving point (23/01013/FUL) – the Officer Report for the application highlights that it was considered unreasonable to impose pre-commencement conditions in line with Policy 28 given the small scale of the development.

3.76 Officers will continue to document how the Government's written statements and the water scarcity considerations influence the determination of planning applications in future AMRs.

3.77 **Air quality:** Air pollution can be significantly harmful to public health and the wider environment. Both Councils have a duty to address air quality exceedances in their area to ensure that their local areas' exposure to air pollution is limited wherever possible. This includes declaring Air Quality Management Areas and publishing Air Quality Action Plans setting out the measures they will take to come back into compliance.

3.78 Ensuring that activities associated with approved land uses and new development do not worsen local air quality is a critical objective of both the South Cambridgeshire Local Plan (Policy SC/12) and the Cambridge Local Plan (Policy 36). A range of pollutants, including nitrogen dioxide, particulate matter with a diameter of 10 micrometres ( $PM_{10}$ ) and particulate matter with a diameter of 2.5 micrometres ( $PM_{2.5}$ ) are continuously measured at selected monitoring sites by both Councils – these sites are referred to as automatic monitoring sites. Both Councils also passively monitor air pollutants at a range of selected sites across their administrative geography – these sites are referred to as non-automatic monitoring sites.

3.79 In October 2023, Cambridge City Council and South Cambridgeshire District Council agreed to develop a joint Air Quality Strategy that plans for local air quality monitoring and improvement between the years 2024- 2029; the joint Air Quality Strategy aims to help both Councils achieve World Health Organization (WHO) air quality guidelines by setting interim air quality targets for the Greater Cambridge area.

3.80 South Cambridgeshire's only Air Quality Management Area (AQMA) was declared along the A14 between Bar Hill and Milton in 2008, but this was revoked in 2022 due to consistent air quality improvements in that area. The automatic monitoring site in Girton was also discontinued during the 2022-2023 monitoring year. However, there are still air quality automatic monitoring points in South Cambridgeshire, including two new automatic monitoring sites that were installed in Harston and Northstowe in 2023. Reviewing the monitoring results for South Cambridgeshire, concentrations of nitrogen dioxide and the particulate  $PM_{10}$  slightly decreased compared to the previous year at all active monitoring sites. Meanwhile,  $PM_{2.5}$  levels have either remained consistent or have decreased compared to the previous year. Overall, in South Cambridgeshire, levels of all measured pollutants are currently below their respective national air quality thresholds and exceeded their respective interim joint Air Quality Strategy targets.

3.81 An AQMA has been established in the centre of Cambridge since 2004. In November 2024 Cambridge City Council announced plans to revoke the AQMA due to nitrogen dioxide levels having reduced significantly in recent years with no monitored levels above the nationally set target level for five years. Further minor air quality improvements have been recorded in Cambridge during the 2023-2024 monitoring year. Levels of all measured pollutants were recorded below their respective national air quality thresholds. Annual mean average concentrations of both nitrogen dioxide and PM<sub>10</sub> at automatic monitoring sites in Cambridge either remained consistent with the previous monitoring year's recordings or decreased slightly. Two of the four automatic monitoring sites provided annual average nitrogen dioxide recordings that exceeded the interim joint Air Quality Strategy targets. Meanwhile, all active automatic monitoring sites provided annual average PM<sub>10</sub> and PM<sub>2.5</sub> recordings that exceeded the respective interim joint Air Quality Strategy targets.

## F. Biodiversity Monitoring

3.82 Both Councils are committed to the protection and enhancement of biodiversity in the district, and any new development should aim to maintain, enhance, restore, or add to biodiversity. Policy NH/4 of the South Cambridgeshire Local Plan (2018) states that planning permission for development that would adversely impact on the population or conservation status of protected species, priority species, or priority habitats will be refused unless the impact of development can be adequately mitigated or as a last resort compensated for. Policy 70 of the Cambridge Local Plan (2018) seeks to protect and enhance priority species and habitat. The policy states that development that will cause significant harm to a protected species, priority species or priority habitat, which cannot be adequately mitigated, should be refused.

3.83 The [Greater Cambridge Biodiversity Supplementary Planning Document](#) was adopted in 2022 and is a material planning consideration in determining planning applications in Cambridge and South Cambridgeshire. The aim of the document is to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity.

3.84 **Protected Wildlife and Geological Sites:** The protection and enhancement of sites of internationally and nationally important nature conservation areas must be carefully balanced with the need for development. In some instances, the Councils may allow development within or around important ecological sites, provided the development is sensitively located and carefully designed (see South Cambridgeshire Local Plan (2018) Policy NH/5 and Cambridge Local Plan (2018) Policy 69). National planning policy also provides tiered protection for sites of biodiversity or geological importance.

3.85 In the 2023-2024 monitoring year, two new County Wildlife Sites (CWS) within the Greater Cambridge area were selected by the Cambridgeshire and Peterborough CWS Panel:

- The Coton Orchard CWS has an area of 19.12 hectares, of which 18.03 hectares is within South Cambridgeshire and 1.09 hectares is within Cambridge City.
- The Girton Cottage Orchard CWS, which is located solely within South Cambridgeshire and extends to an area of 0.84 hectares.

None of the other CWSs in either Cambridge City or South Cambridgeshire saw amendments to their boundaries.

3.86 In the 2023-2024 monitoring year, a new City Wildlife Site (CiWS) was selected:

- Hobson's Park CiWS: Approximately 99% (47.27 hectares) is situated within Cambridge City, but a small part of the new CiWS (0.64 hectares) is situated outside the Cambridge City boundary.

None of the other CiWSs in Cambridge City saw amendments to their boundaries compared to the previous monitoring year.

3.87 In the 2023-2024 monitoring year, three new Local Geological Sites have been designated in Cambridge City by the Cambridgeshire and Peterborough CWS Panel:

- Coldham's Common (6.80 hectares),
- Giant's Grave Spring (0.36 hectares), and
- West Pit (3.57 hectares).

This raises the number of Local Geological Sites in Cambridge City from 1 to 4; no changes were recorded to the existing East Pit Local Geological Site (the fourth Local Geological Site in Cambridge City). No changes to the boundaries or numbers of Local Geological Sites were made in South Cambridgeshire during the 2023-2024 monitoring period.

3.88 Data from the 2023-2024 monitoring year indicates that the size and number of Local Nature Reserves (LNR) in Cambridge City and South Cambridgeshire have remained the same as the previous monitoring year. Likewise, there have been no changes to the Eversden and Wimpole Woods Special Area of Conservation (SAC) in South Cambridgeshire, and no new SACs have been designated in the Greater Cambridge area.

3.89 The size of Special Sites of Scientific Interest (SSSI) has also remained the same in both Cambridge City and South Cambridgeshire. The quality of SSSIs in Cambridge City has also remained the same compared to the 2022-2023 monitoring year. However, a reduction in the quality of SSSIs in South Cambridgeshire has been observed when compared to data from the previous monitoring year. Changes to the condition of the Cam Washes, Fulbourn Fen, Overhall Grove and Thriplow Peat Holes SSSIs saw a reduction in the percentage of SSSI land in “favourable” condition (from 51.3% to 49.0%) or an “unfavourable recovering” condition (44.9% to 40.1%), and an increase in the percentage of SSSI land in an “unfavourable no change” condition (from 0.7% to 7.7%).

3.90 **Development in Locations of Environmental Importance:** In 2023-2024, five applications were approved in Cambridge for residential or business use that were either in or adjacent to protected wildlife sites (i.e. CWSs, CiWSs, LNRs or SSSIs). Four of the five cases were assessed against policies contained within the Cambridge Local Plan (in particular Policy 69 ‘Protection of sites of biodiversity and geodiversity importance) and/or were informed by consultation comments from Ecology Officers or Natural England, and these cases were considered acceptable. The fifth case was approved having been considered acceptable due to the historic presence of a temporary structure of the same nature on the site, and the Environment Agency’s ability to control development activity on and the use of the site through environmental permits.

3.91 In 2023-2024, eight planning applications were approved in South Cambridgeshire for residential or business development either in or adjacent to protected wildlife sites. Seven of the eight applications were assessed against policies contained within the South Cambridgeshire Local Plan and/or were informed by consultation comments from Ecology Officers or Natural England – these cases were considered acceptable because ecological mitigation and improvement measures were included as part of the proposals, and/or acceptable evidence was submitted that demonstrated the development would have no significant impact on the associated protected wildlife sites. In one case, planning permission was granted for a small-scale domestic solar installation on garden land that was adjacent to a protected wildlife site without comments from ecological consultees or an assessment against Policy NH/5.

3.92 **National Biodiversity Net Gain Requirements:** In England, Biodiversity Net Gain (BNG) for new development is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This introduced a requirement for development to deliver at least a 10% increase in the biodiversity value of the development site, unless the exemptions listed as part of The Biodiversity

Gain Requirements (Exemptions) Regulations 2024 apply to the proposed development. The new biodiversity gain condition is a pre-commencement planning requirement: a Biodiversity Gain Plan should be submitted to and approved by the planning authority before commencement of the development unless exemptions apply. The Environment Act's BNG requirements became live for major planning applications on the 12 February 2024, while BNG requirements for minor planning applications became live on 2 April 2024.

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

### **(i) Recreational facilities, Open Space and Green Belt**

3.93 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. Both Councils therefore require developers to contribute towards providing new open space within their development or contributions towards enhancing existing facilities for the benefit of the new occupants. Policy SC/7 of the South Cambridgeshire Local Plan (2018) and Policy 68 of the Cambridge Local Plan (2018) set requirements for open space in new developments.

3.94 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates the current quantity and quality of recreation and open space provision in the district, how this is meeting local need, and reviews the standards for open space necessary to ensure that new spaces are provided to meet the needs generated by new development. The South Cambridgeshire Local Plan (2018) carries forward the majority of the open space allocations from the superseded Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (Policy SC/1). The Open Space and Recreation Strategy was published by Cambridge City Council in October 2011. The strategy covers most open spaces in the city including both public and private land. The strategy sets out to ensure that there is adequate open space to meet the needs of those who live, work, visit and study in Cambridge. A joint updated open space strategy will be prepared by both Councils in the future.

3.95 The Greater Cambridge Playing Pitch Strategy 2015-2031 and Cambridge and South Cambridgeshire Indoor Sports Facility Strategy 2015-2031 were both published in 2016. The Playing Pitch Strategy assesses the provision of existing facilities and considers the need and location for provision of both grass and artificial pitches in the future and includes action plans for each sport to ensure sufficient provision is available to 2031. The Indoor Sports

Facility Strategy assesses the need for future provision of facilities to serve existing and new communities and includes an action list of where new provision should be provided onsite and how offsite contributions should be used to support new and improved provision. The Councils have begun the process of updating the Playing Pitch and Indoor Sports Facility Strategies along with an Outdoor Courts and Rink Strategy. These will support the Councils' adopted and emerging Local Plans.

3.96 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each other and with Cambridge. There is therefore a presumption against inappropriate development (as defined in the NPPF) in the Cambridge Green Belt (see South Cambridgeshire Local Plan (2018) Policy S/4 and Cambridge Local Plan (2018) Policy 4). During 2023-2024 there were no developments granted permission within the Green Belt, in either Cambridge or South Cambridgeshire, that were inappropriate and did not have very special circumstances to warrant approval. The applications that were inappropriate, but had very special circumstances to justify their approval, were allowed on appeal. These applications related to Gypsy and Traveller sites and care home provision.

3.97 Alongside this, South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages, Protected Village Amenity Areas and Local Green Spaces. Policy NH/13 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will be refused if it would compromise the purpose of an Important Countryside Frontage (ICF), which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings. In 2023-2024 no developments were completed adjacent to an Important Countryside Frontage.

3.98 Policy NH/11 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will not be permitted in or adjacent to a Protected Village Amenity Area (PVAA) if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There were four developments completed within or partly within a designated PVAA during 2023-2024. Each of these developments were considered to be compatible with their locations and to accord with the requirements of Policy NH/11. Four developments were completed adjacent to a PVAA during the monitoring year. In all these cases, the impact of the new development on the character of the area, including the adjacent PVAA was considered to be acceptable, in accordance with adopted policies.

3.99 Policy NH/12 of the South Cambridgeshire Local Plan (2018) states that Local Green Spaces will be protected from development that would adversely impact on their character and particular local significance. In 2023-2024 there were no developments permitted within or adjoining a designated Local Green Space that were inappropriate, adversely impacting the character and local significance. Four applications were completed adjacent to Local Green Spaces during the monitoring year. In all these cases the impact of the new development on the character of the area, including the adjoining Local Green Space, was considered to be acceptable and in accordance with policies

3.100 Policy SC/8 of the South Cambridgeshire Local Plan (2018) seeks to protect recreation areas, allotments and community orchards from being lost through new developments. There were no developments permitted in 2023-2024 that directly resulted in the loss of recreation areas, allotments, or community orchards. Furthermore, GIS mapping is currently being updated, alongside utilising ariel photography, to ensure this can be efficiently monitored in the future.

## **(ii) Community and Leisure Facilities and Local Services**

3.101 **Community and leisure facilities:** The Cambridge Local Plan (2018) supports proposals for new or enhanced community and leisure facilities (see Policy 73) where there is a local need and the range, quality and accessibility of the facilities are improved. New City-wide or sub-regional facilities are also supported subject to there being a need for the facilities and them being in a suitable location, in accordance with the sequential test as set out in the NPPF. The loss of community and leisure facilities will be resisted unless the facilities can be replaced within a new development or relocated at least at their existing scale, range, quality and accessibility or if the facility is no longer needed (demonstrated by appropriate marketing). In the 2023-2024 monitoring year, there has been a net increase of 1,010 square metres of D1 (community use) floorspace and no change in D2 (recreation and leisure use) floorspace in Cambridge. The largest increases in D1 floorspace were education related including a two classroom extension of 816 square metres at Long Road Sixth Form College (22/02330/FUL) and a 668 square metre extension at Jesus College (19/1612/FUL). There remain significant commitments, particularly for D1 uses, in the pipeline. The largest are health related facilities on the Addenbrookes campus.

3.102 **Public Houses:** Policy 76 of the Cambridge Local Plan (2018) seeks to protect the loss of Safeguarded Public Houses unless they have been demonstrated to be no longer needed within the community and that all reasonable efforts have been made to preserve the facility. Appendix C of the Cambridge Local Plan (2018) includes a list of Safeguarded Public Houses in Cambridge; there are a total of 102 Public Houses on the list. This list will be

reviewed and where necessary updated as part of the preparation of the Greater Cambridge Local Plan. Within the 2023-2024 monitoring period, The Rad, formerly St Radegund, re-opened in March 2024. The Flying Pig remains closed. The Jenny Wren has been demolished, however, a planning permission for the site (22/00278/FUL) does allow for the inclusion of a new pub within the redevelopment scheme.

3.103 **Retail:** South Cambridgeshire District Council seeks to encourage the provision and retention of services and facilities within villages. The South Cambridgeshire Local Plan (2018) seeks to protect the loss of village services and facilities (see Policy SC/3) and through Policies E/21 and E/22 requires proposals for retail development to be considered against a hierarchy of preferred locations and be in scale with the proposed location's position in the hierarchy. An additional 769 square metres (net) of retail floorspace was completed in South Cambridgeshire in 2023-2024, with a further 27,712 square metres (net) committed in March 2024 through allocations and planning permissions, including provision within the new settlements. This includes over 16,153 square metres of floorspace with outline planning permission within the different phases of Northstowe (20/02171/OUT, S/2011/14/OL and S/0388/12/OL).

3.104 Policy 6 of the Cambridge Local Plan (2018) sets a hierarchy of retail centres starting with the City Centre, working its way down to District Centre, Local Centre and Neighbourhood Centres. In accordance with the sequential approach set out in the NPPF, retail and other town centre uses are directed to these centres. Retail developments proposed outside of these centres must be subject to a Retail Impact Assessment where the proposed gross floorspace is greater than 2,500 square metres or at a lower threshold where the proposal could have a cumulative impact.

3.105 The Cambridge Local Plan (2018) identifies capacity to support 14,141 square metres (net) of comparison retail floorspace in Cambridge between 2011 and 2022. This was intended to be through the redevelopment of the Grafton area and other appropriate redevelopment/infill development in the historic core. Between 2011 and 2022 there had been a net loss of 7,707 square metres of all types of retail space. However, within this period there had been 25,220 square metres of all types of new retail floorspace completed. A planning application has been submitted to redevelop the Grafton Centre (23/02685/FUL), with a proposed net increase of 13,852 square metres of Class E floorspace (which covers a range of uses). However, this includes a net decrease in retail counter-balanced by more than 35,000 square metres of life science floorspace supporting a range of scientific specialisms.

3.106 Since the start of the plan period (2011), due to loss of retail floorspace, overall there has been a net decrease of 8,099 square metres of retail in

Cambridge. There was a marginal net increase in the monitoring year (2023-2024) of 69 square metres. There were only two new retail buildings in 2023-2024 and both were part of residential led schemes. A University of Cambridge student accommodation scheme on King Street included a 193 square metres retail unit (17/1497/FUL) and a Cambridge Investment Partnership housing scheme at Colville Road (Phase 3) included 283 square metres of retail floorspace (21/02759/FUL). All the losses were small units and were most typically lost to residential use. There is still a further 5,897 square metres (net) retail floorspace committed as of March 2024 through allocations and planning permissions. Much of this is accounted for by the Cambridge University development at West Cambridge (C/97/0961).

- 3.107 District Centres are important in providing for the day-to-day needs close to where people live and work. The indicator associated with Policy 72 of the Cambridge Local Plan (2018) monitors the percentage of A1 uses in District Centres with a target of retaining at least 55% of units in A1 use. In 2013 only one of the six District Centres surveyed met the target of at least 55% of units in A1 use. This had risen to three District Centres in 2019 (the first survey since 2013) but fell back to two centres in 2020 due to an increase in vacant units from the previous year, likely as a result of the COVID-19 pandemic. The Autumn 2023 survey found that four District Centres met the 55% target but this had reduced to three District Centres by Autumn 2024.
- 3.108 Historically, the District Centres at Cherry Hinton High Street (DC3) and Mitchams Corner (DC7) have not been meeting the 55% A1 unit use as there are a higher proportion of other uses such as betting shops, laundrettes, restaurants and public houses, and takeaway units. Between 2023 and 2024, Mill Road West has experienced a decrease in A1 uses in its district centre, falling below the 55% threshold with 53.4% A1 use. However, notably during this period, Cherry Hinton has increased A1 uses from 33% in 2023 to 40% in 2024.
- 3.109 **Visitor Accommodation:** Policy 77 of the Cambridge Local Plan (2018) states that new hotels and expansions of existing hotels will be supported in a number of identified areas, in other city centre areas and on the frontage of main roads or in close proximity to mixed use areas or within walking distance of good public transport links. Policy E/20 of the South Cambridgeshire Local Plan (2018) does not identify any specific sites for new hotel accommodation. However, it does support tourist accommodation within development frameworks where the scale and type of development is directly related to the role and function of the centre.
- 3.110 There were two small development schemes at hotels in 2023-2024. The Clayton Hotel completed a rear extension of 883 square metres which included an additional 19 bedrooms (22/00696/FUL) and the Victoria Guest

House on Arbury Road was converted back to residential use with the loss of eight bedrooms (20/02318/FUL).

3.111 As of 31 March 2024, there remained substantial commitments in Cambridge: 29,742 square metres (net) of hotel floorspace. This included 25,482 square metres under construction. Hotels under construction as of 31 March 2024 were the 56-bedroom Hobson boutique hotel (18/1876/FUL), a 125-bedroom Premier Inn at Lion Yard (18/0829/FUL) and a 229 room aparthotel at the former Park Street multistorey car park (19/1159/FUL).

## **H. Design and Conservation Monitoring**

3.112 Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to quality of life. Policy 61 of the Cambridge Local Plan (2018) outlines the standards by which proposals which impact on the historic environment will be assessed. Policy 62 actively seeks the retention of local heritage assets (such as buildings of local interest – BLIs). The Council aims to ensure a balanced approach between protecting the heritage assets of Cambridge and ensuring that they contribute to tackling climate change and reducing the carbon emissions of the city. Policy 63 specifies how proposals to address climate change which impact on heritage assets will be considered.

3.113 Cambridge has six Scheduled Monuments, 12 Historic Parks and Gardens, and there are 17 Conservation Areas designated in the city. The Conservation Areas represent 23.7% of the city's area. The total area has not changed in this monitoring year, and it totals 965 hectares.

3.114 The indicator associated with Policy 62 monitors the number of BLIs in Cambridge. 465 buildings are designated as being BLIs in Cambridge and this number has not changed for a number of years. The 465 buildings, like the number of entries on the National Heritage List for England, in some cases uses a single entry to cover more than one building so the actual total of individual properties is greater. The identification of buildings and structures worthy of being of local interest is supported by Historic England. As a result, a process for identifying and adopting locally listed buildings (BLIs) in South Cambridgeshire District has been agreed.

3.115 Cambridge has 837 listed building entries on the National Heritage List for England. This is an increase of four entries since the last report in 2023. These new entries include Fitzwilliam College Central Building, Fitzwilliam College Chapel and Fitzwilliam College New Court all listed at grade II, alongside Applecourt, garages to the north and mushroom lights in the ground, listed at grade II.

3.116 For the size of the city, Cambridge has a greater than average number of higher grade listed buildings. Some of the entries, such as those for the colleges or terraced houses include more than one building or property; therefore the overall number of buildings is considerably higher.

3.117 Cambridge has three entries on the Historic England Buildings at Risk register: the Old Cheddars Lane Pumping Station, the Church of St Andrew the Less on Newmarket Road and Stourbridge Chapel on Newmarket Road, which was added this year. This is an increase of one entry from the 2023 list.

3.118 Policy NH/14 of the South Cambridgeshire Local Plan (2018) supports development proposals when they sustain and enhance the significance of heritage assets. There are 2,693 listed buildings in South Cambridgeshire. Of these, only five listed buildings (all churches) are on the Historic England Heritage at Risk register. Five entries were removed from the Heritage at Risk register for positive reasons: Waterbeach Conservation Area, Church of All Saints and St Andrew, Kingston (listed building) and three scheduled monuments - Borough Hill (a large multivallate hillfort, Sawston), three bowl barrows and five bowl barrows which are both part of the Over round barrow cemetery.

3.119 There are 108 Scheduled Monuments and 12 Historic Parks and Gardens in South Cambridgeshire which is no change since last year. The district has a total of 85 Conservation Areas which typically cover the core of the historic buildings in the towns and villages. These numbers have not changed over recent years with four of them on the Heritage at Risk register.

## I. Transport Monitoring

3.120 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council worked together closely on transport issues as they prepared the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018 and a transport strategy for the Greater Cambridge area. The [Cambridge City and South Cambridgeshire Transport Strategy](#), adopted in March 2014, identifies transport schemes required to support the development in the now adopted plans for each district. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way. The Cambridgeshire and Peterborough Combined Authority are the Local Transport Authority for the area and a new [Local Transport & Connectivity Plan](#) (LTCP) was adopted on 30 November 2023.

3.121 The LTCP identifies that the Greater Cambridge Transport Strategy (GCTS) will be produced as a child document to the LTCP, led by the Combined Authority and developed with relevant local partners. The GCTS will be produced to align with the Joint Local Plan for Greater Cambridge and will supersede the adopted Transport Strategy for Cambridge and South Cambridgeshire.

3.122 Both Councils are partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is seeking to deliver a range of transport schemes, particularly focused on public transport, cycling and walking opportunities for Cambridge and the surrounding network of towns and villages. These schemes include those identified as required to support the allocations set out in the adopted plans, as well as additional schemes to address wider transport challenges within Greater Cambridge.

3.123 The Greater Cambridge Partnership (GCP) transport programme includes the following:

- Public transport schemes
  - Cambourne to Cambridge
  - Cambridge South East Transport
  - Waterbeach to Cambridge
  - Cambridge Eastern Access
- City Access programme
- Active travel projects
- Other transport schemes, including Waterbeach station relocation

Full details regarding each project and its current status can be found on the [Greater Cambridge Partnership](#) website.

3.124 In relation to other key transport projects affecting Greater Cambridge, a Transport and Works Act Order for **Cambridge South Station** was approved by the Secretary of State for Transport in December 2022. Construction began early in 2023 and significant progress has been made to meet the conditions set by the Transport and Works Act Order. During summer 2024 the station buildings and footbridge were installed. The station is expected to open in 2025.

3.125 **East West Rail** is a proposed scheme to re-establish a rail link between Oxford and Cambridge, including a new rail line between Bedford and Cambridge. Following review of feedback from previous consultations, East West Rail Co (EWR Co) announced [a route update](#) in May 2023 confirming the preferred Bedford-Cambridge route, and a preference for stations at Tempsford and north of the A428 at Cambourne. Following on from this, EWR Co carried out a [non-statutory consultation](#) for 10 weeks from 14 November 2024 to 24 January 2025 to share emerging plans and gather feedback on early designs, including the areas where they are considering options. In addition, a second statutory consultation (a legal requirement of the application process for a Development Consent Order (DCO)) is intended to be held at a later date. Once both consultations have been carried out and proposals are finalised EWR Co will prepare and submit a DCO application to the Planning Inspectorate.

3.126 The Secretary of State for Transport granted the application for the dualling of **A428 between the Caxton Gibbet and A1 (Black Cat junction)** in 2022. Initial works began in 2023 including vegetation clearance and demolitions to make way for the new A421/A1 slip road. It is anticipated that the road will open in 2027.

#### **J. Health, Wellbeing, and Inclusive Communities Monitoring**

3.127 Good health both for individuals and communities is related to a wide range of planning issues, including good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, opportunities to experience leisure and cultural services and activities, and green and open space. The Sustainability Appraisal which accompanies the South Cambridgeshire Local Plan (2018) includes a number of general wellbeing monitoring indicators.

3.128 The latest Public Health data suggest there has been little change in life expectancy rates over the last ten years. However, South Cambridgeshire and Cambridge continue to achieve rates better than the national average for both men and women. For the latest three year period, 2020-2022, life expectancy for men was highest in South Cambridgeshire (82.7 years) followed by Cambridge (80.8) and then England (78.9). A similar pattern emerged for women with the highest rate again in South Cambridgeshire (85.4 years) followed by Cambridge (84.2) and then England (82.8).

3.129 Residents in Greater Cambridge are also likely to lead their lives in relatively good health. Only 15% of all usual residents in South Cambridgeshire and 17% in Cambridge have a disability under the Equality Act compared with 18% in England when measured on an age standardised basis.

- 3.130 There is a clear relationship between life expectancy and various behavioural risk factors. Residents in Greater Cambridge are more likely to be physically active and less likely to be overweight (for both adults and children) than the national average. For example, Cambridge and South Cambridgeshire have the second and third highest levels of adults who are physically active in the East of England. South Cambridgeshire also has the third lowest level of obesity of children in Year 6 (aged 10-11) in the East of England.
- 3.131 Recorded crime rates have risen sharply in the last couple of years across Cambridgeshire. At 48.9 recorded crimes per 1,000 people crime rates in South Cambridgeshire are well below the Cambridgeshire average (70.8 per 1,000) whilst Cambridge rates are appreciably higher (122.5 per 1,000).

## **K. Developer Contributions Monitoring**

- 3.132 New developments can create additional demands for physical infrastructure and social facilities and can have an adverse impact on the environment. Both Councils, in accordance with government guidance, therefore require developers to make schemes acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see South Cambridgeshire Local Plan (2018) Policy TI/8 and Cambridge Local Plan (2018) Policy 85).
- 3.133 Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority, and other relevant parties, as a result of negotiations on a planning application.
- 3.134 In 2023-2024 for developments in Cambridge, a total of £1,510,671 was secured and £4,108,914 was received by both Cambridge City Council and Cambridgeshire County Council. In 2023-2024 for developments in South Cambridgeshire, a total of £4,829,021 was secured and £8,829,130 was received by both South Cambridgeshire District Council and Cambridgeshire County Council.
- 3.135 In 2023-2024, no additional money was secured through the signing of section 106 agreements to accompany new planning permissions at the strategic sites of Cambridge Southern Fringe, Cambridge East, and North West Cambridge. For Northstowe contributions were secured by South Cambridgeshire District Council, and for West Cambridge and Darwin Green contributions were secured by Cambridge City Council.

3.136 Overall in 2023-2024, Cambridgeshire County Council received no money from Cambridge Southern Fringe but, for the remainder of the strategic sites (as listed above) did receive £5,629,716 in financial contributions. Cambridge City Council and South Cambridgeshire District Council received £1,156,394 from all of the strategic sites (as listed above).

3.137 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#) publish individual Infrastructure Funding Statements that provide further details on developer contributions secured and received.