



**GREATER
CAMBRIDGE
PARTNERSHIP**



CAMBRIDGE SOUTH EAST TRANSPORT TECHNICAL NOTE

Future Growth in Greater Cambridge

Prepared by Strutt & Parker on behalf of GREATER CAMBRIDGE PARTNERSHIP

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1. INTRODUCTION

- 1.1 This Technical Note has been prepared by Strutt & Parker on behalf of the Greater Cambridge Partnership in respect of the Cambridge South East Transport Phase 2 Scheme (CSET).
- 1.2 A description of the CSET Phase 2 Scheme is defined within other reports that have been prepared in support of the development and the description is not repeated here. However it is worth repeating the specific objectives of CSET which are as follows:
1. Improve connectivity to employment sites in South East Cambridge and central Cambridge
 2. Support the continued growth of Cambridge and South Cambridge's economy
 3. Improve road safety for all users of the A1307 corridor
 4. Relieve congestion and improve air quality in South East Cambridge
 5. Improve active travel infrastructure and public transport provision in South East Cambridge.
- 1.3 One of the key benefits of CSET is to provide a sustainable transport link between where people live and where they work. There has been a key change in recent years with people commuting further from Cambridge to work in the City. Cambridge Biomedical Campus (CBC) is the largest centre of medical research and health science in Europe. It also has significant plans for expansion. CSET will provide direct access to CBC.
- 1.4 CSET is one of a number of key sustainable transport projects proposed to promote a shift away from the motor car and reduce the number of people driving to work. Over the last 25 years there has been a substantial increase in house prices when considered against average wages within Cambridge. As a result there has been a clear trend in people commuting further distances and living where house prices are more affordable, and commuting into Cambridge. CSET has the ability to assist with providing a sustainable, fast and reliable off-route transport route into the CBC and then onward into Cambridge City.
- 1.5 It is also important that CSET facilitates and unlocks future growth as one of its key objectives. The draft executive summary within the Outline Business Case - Strategic Dimension (OBCSD) being prepared by Atkins¹ and which will be informed by this Technical Note, states that:
- 'The justification for CSET² lies in unlocking and facilitating future growth. However, this growth is yet to be expressed in statutory development plan policy. The strategic case for CSET project therefore relies significantly on the emerging statutory development plan and policies and/or evidence that explicitly require and demonstrate future growth in Cambridge.'*
- 1.6 In accordance therefore with the above, and particularly to address objectives 1 and 2, the purpose of this Technical Note is to review and critique available evidence base documents and studies and provide a robust professional opinion on likely future growth within the geographical areas that are most likely to have high patronage for CSET.
- 1.7 This Technical Note includes the following:
1. An assessment and review of the likely level of population and employment growth within Cambridge Sub-Region between now and 2041.

¹ Outline Business Case - Strategic Dimension (OBCSD) prepared by Atkins

2. To review the employment and job growth identified within the Greater Cambridge Area between now and 2041 and identify if the level of employment growth is considered to provide an accurate assumption or whether there is a case that growth will be higher or lower during the period.
 3. To consider estimated growth outside of the County within areas of high patronage to CSET during the period from now to 2041 and to review if this likely level of growth would rely on the delivery of CSET.
 4. To review and provide high level assumptions regarding long term housing and employment growth after 2041 within Greater Cambridge Area.
- 1.8 As explained within Section 2 of this Technical Note, it is important that this document is reviewed in conjunction with the following documents:
- Outline Business Case Strategic Dimension (OBCSD) Refresh (2023), prepared by Atkins
 - Outline Business Case (OBC) (2021), prepared by Mott MacDonald
 - The Cambridge Sub Regional Model (CSRM) for Cambridgeshire and Peterborough
 - The Greater Cambridge Local Plan Strategy Topic Paper, January 2023 (refer to Appendix A)
 - The Cambridge Biomedical Campus Vision 2050 document, prepared on behalf of Cambridge Biomedical Campus (refer to Appendix B).
- 1.9 This Technical Note will focus on providing a high level overview of short, medium and longer term growth trends. In this regard, it is important to understand if the delivery of CSET will assist with meeting medium to longer term likely growth requirements within the Cambridge Sub-Region Area, by providing a sustainable transport link between where people live and where they work.

2. BASELINE POLICY DOCUMENTS – HOUSING & EMPLOYMENT

- 2.1 The needs case for CSET has been informed by a detailed assessment undertaken as part of the OBCSD, OBC and CSRМ. This Technical Note is appended to the OBC (and is specifically referred to at Section 1.6 of the OBCSD) and therefore the findings of the OBC are not discussed in detail within this report. This paper supplements the economic and transport case as set out within the OBC.
- 2.2 This section of the report provides a high level overview of relevant evidence base used to inform likely growth within the area. It also provides an assessment of the weight that should be given to them to inform the likely level of growth to be delivered in future, which is then analysed in detail within sections 3 and 4.
- 2.3 An overview of the weight given to each of the evidence base documents referred to in sections 3 and 4 is set out as follows:

CSRМ

- 2.4 A key document used to inform growth within the area is the CSRМ. The original CSRМ1 was developed between 2006 and 2009 by WSP and Atkins, on behalf of Cambridgeshire County Council and the Highway Agency. The model was originally designed to support the A14 upgrade. The motivation for the current model, CSRМ2, was the need to have an up to date model to carry out testing and development of the Greater Cambridge Partnership schemes across the zones as shown in Figure 1. CSRМ2 had an original base year of 2015, which has been subject to a number of updates.
- 2.5 CSRМ2 predicts growth between now and 2041. As explained within the OBC prepared by Atkins, the CSRМ2 area consists of the administrative areas of Cambridge City, South Cambridgeshire, Huntingdonshire and East Cambridgeshire. These four administrative areas are considered as the Cambridge Sub-Region for the purposes of CSRМ2 as shown in Figure 1. CSRМ2 uses a baseline dwelling stock for settlements within each of these authority areas and then predicts growth within the sub-region between the base date and 2041. CSRМ2 has been based on allocated sites within the Adopted Local Plan and by using objectively assessed housing and employment figures where they have been set within emerging Local Plans. For external zones outside of these areas, County level of growth has been applied.
- 2.6 Full detail on the CSRМ2 is set out within the Cambridgeshire Sub Regional Model 2 F Series Model Forecasting Report May 2022², which is also submitted as part of the TWAO. CSRМ2 has been a key document used to inform the need for CSET as well as informing the Transport Assessment that has been prepared as part of the Environmental Statement.
- 2.7 CSRМ2 run by Atkins to date is based primarily on growth as allocated within adopted Local Plans, along with sites that have planning consent. Therefore there is a high level of certainty regarding the developments committed and therefore modelled as part of CSRМ2. CSRМ2 therefore provides an important baseline for informing the transport and economic case for CSET, which is given substantial weight.

² Cambridgeshire Sub Regional Model 2 F Series Model Forecasting Report May 2022

- 2.8 The key limitation of to the CSR2M run to date is that it does not account for likely growth to be allocated as part of emerging Local Plans or market led growth on non-allocated sites. In this regard, it does not provide a full ‘look ahead’ of all growth likely to be delivered between now and 2041. Therefore, for reasons explained within section 3, it is my professional opinion that whilst CSR2M provides an important baseline position, it is considered that a strong case can be made that growth will be higher than identified in CSR2M.
- 2.9 One limitation of CSR2M is that for developments outside of the Cambridge sub-region area, County wide assumptions are made regarding growth levels. However, in reality, in respect of CSET it is considered that settlements in commuting proximity of CSET will have a substantially higher patronage to CSET than as identified within CSR2M, particularly within settlements such as Haverhill and Bury St Edmunds. This is explained further within section 4.

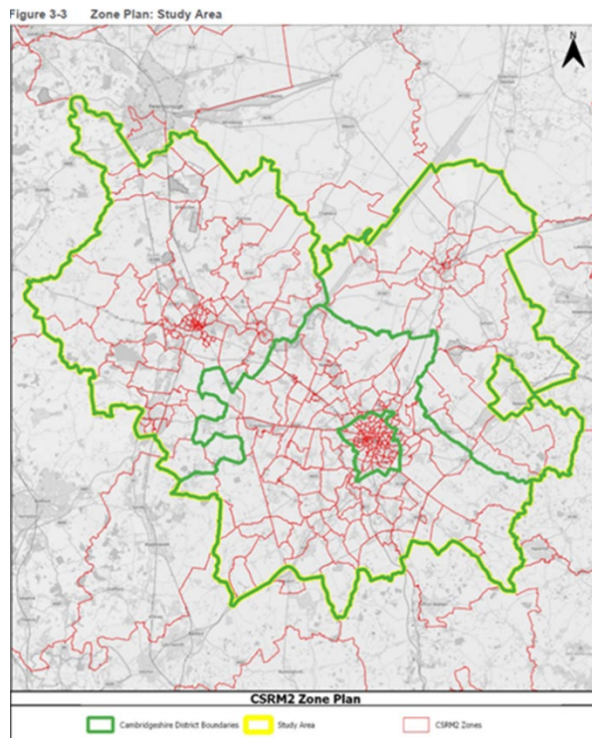


Figure 1: CSR2M Zone Plan- © Atkins

Approved Consents

- 2.10 This paper makes reference to a number of approved consents, including major planning permissions and major infrastructure consents, such as Cambridge South Station. All extant permissions and infrastructure consents are committed developments that are given full weight in planning terms, including the Planning Inspector's report for Cambridge South Station.

Emerging Local Plans

- 2.11 A number of local authorities within the area are currently undertaking emerging Local Plans. An overview of the status of each of the emerging Local Plans for locations outside of Cambridge Sub-Region is set out within paragraphs 4.10 - 4.13 below.
- 2.12 Greater Cambridge Shared Planning Service (GCSPS) are progressing an emerging Local Plan (Emerging Local Plan) for the Greater Cambridge Area (Cambridge City and South Cambridgeshire). A preferred options consultation Regulation 18 was undertaken in autumn 2021, with a further preferred options consultation scheduled for autumn 2023.
- 2.13 In planning terms, the Emerging Local Plan is at a relatively early stage and has not yet been subject to an Examination in Public. However, it does clearly set out the direction of travel that the GCSPS are progressing in respect of growth. Accounting for the objective as set out within national policy to substantially boost both housing and job growth, it is my professional opinion that there is a very high probability that a new Greater Cambridge Local Plan will be adopted in the next 5 years. It is also considered that the level of housing and job growth will be substantially greater than the level of growth allocated within the adopted Cambridge City and South Cambridgeshire Local Plan. For this reason, when assessing likely future growth between now and 2041, the Emerging Local Plan and evidence base work published by the GCSPS to date has been given substantial weight.
- 2.14 The same would also apply to emerging Local Plans being undertaken by other local authorities within the Cambridge Sub-Regions. This is considered to be a robust position to take, particularly given the national planning policy requirement for all local plans to be reviewed every 5 years.

Background Evidence Base Documents

- 2.15 As set out within section 3 of this growth paper, reference is made to research documents that have been prepared by organisations such as Cambridgeshire and Peterborough Economic Review (CPIER), Cambridge Ahead, Cambridge Biomedical Campus, Knight Frank, Bidwells and KMC Transport.
- 2.16 Most of the background evidence base documents are not part of adopted development plans. However, it is my professional opinion that they are all important background evidence base documents that have been prepared by experienced professionals and market leaders. Many of them contain a detailed and factual account of past trends in housing and employment growth, which has then been used to inform my professional opinion of future growth. The CPIER report has also been referenced in detail as a key evidence base document that is informing the Emerging Local Plan.

3. ASSESSMENT OF SHORT AND MEDIUM TERM FUTURE GROWTH

- 3.1 This section of the report provides an assessment of short and medium future growth that is likely to be delivered in and around the Greater Cambridge Area and adjoining authorities up to 2041. It provides an assessment of whether the growth considered within CSRM2 is realistic and whether the growth proposed as part of the Emerging Local Plan will meet the needs of the Greater Cambridge Area.
- 3.2 For the purposes of this report, the Greater Cambridge Area includes Cambridge City and South Cambridgeshire District Council Administrative areas. As will be detailed within this section the estimated housing and employment growth as identified within the CSRM2 model is considered to be a significant underestimation of likely future growth within the Greater Cambridge Area.
- 3.3 The report makes reference to Greater Cambridge Area, Cambridge Sub- Region (as defined in section 2) and growth in settlements in close proximity to CSET in adjoining Counties. All 3 geographical areas are considered to be important both individually and cumulatively when considering the need for CSET.
- 3.4 The government has also announced that it will meet its commitment to build 1 million homes over the parliamentary term, and identified a new urban quarter in Cambridge which will unlock the city's full potential as a source of innovation and talent. The new quarter will create new homes supported by state of the art laboratory facilities and green spaces. The government plan to assemble a 'super-squad' team of leading planners and other experts which will first be deployed in Cambridge to "turbocharge" plans in the city.
- 3.5

Baseline Overview of housing and employment

- 3.6 In order to assess if predicted growth within adopted Local Plans and transport models are realistic, it is firstly important to establish the baseline growth assumptions The Motts OBC undertaken in 2019 predicted a growth in population for Cambridgeshire by 10% up to 2040 to 707,068 as a result of housing and employment growth. This was based on the CSRM2 F-Series Modelling Report.
- 3.7 The population forecasts have been assessed using population data from the ONS and assessing committed growth within adopted and emerging Local Plans.
- 3.8 Atkins have refined this earlier work by Mott MacDonald and using the CSRM2 Model. For the four authorities the most up to date CSRM predicts a total population growth between 2015 and 2041 within the Cambridge Sub-Region of 92,173. This includes a drop in population within Cambridge City of 3,419 between 2026-2041. One of the reasons that the population figures differ between the 2019 Mott MacDonald figures and the Atkins more recent figures is that the Atkins figures exclude Fenland District Council.
- 3.9 Atkins have advised that the latest version of CSRM Model is based on the following estimated population growth as set out at Figure 2:

District	Zone Groups	2015 Total	Change in Population	
			2015-2026	2026-2041
Cambridge	Non-Growth Zones	105,718	-4,186	-4,809
	Growth Zones	19,387	1,311	-238
	Development Zones	0	9,895	1,628
	Total	125,105	7,020	-3,419
South Cambridgeshire	Non-Growth Zones	122,487	4,292	-6,602
	Growth Zones	32,001	4,733	5,440
	Development Zones	0	12,174	22,589
	Total	154,488	21,198	21,426
Huntingdonshire	Non-Growth Zones	126,141	1,481	-2,805
	Growth Zones	49,193	5,931	-254
	Development Zones	0	10,946	16,985
	Total	175,334	18,357	13,927
East Cambridgeshire	Non-Growth Zones	85,703	4,692	-5,275
	Growth Zones	2,080	253	455
	Development Zones	0	7,510	6,029
	Total	87,783	12,455	1,209

Figure 2: Population by District and Zone Type © Atkins

- 3.10 The Atkins OBC and CSR2 Model have been based primarily on committed growth within Local Plans. In addition to the committed growth within adopted Local Plans, it is considered that a very strong case can be made that growth will be higher than the level of allocated growth. This is having regard to the likely level of growth proposed within emerging Local Plans and accounting for past and future trends in housing and employment growth.
- 3.11 For example the CSR2 Model is based on committed growth within the Adopted South Cambridgeshire Local Plan (2018) and the Adopted Cambridge City Local Plan (2018). It has not taken account growth of the recent commitment by the GCSPS in January 2023, to increase both housing and job growth within the Emerging Local Plan (Refer to Greater Cambridge Local Plan Strategic Topic Paper January 2023 within Appendix A). As set out within Appendix A, in January 2023 the GCSPS confirmed that they now acknowledge an objectively assessed housing need of 51,733 dwellings over the emerging plan period from 2020 up to 2041 rather than 44,400 dwellings as previously identified. In addition, they also acknowledge an increased employment need from 58,500 jobs to 66,600. This increase in provision has not been accounted for within the CSR2 Model, which is based on the figures of 44,400 dwellings and 58,500 jobs being created over a longer time period of 2015-2041.
- 3.12 For reasons explained within this section 3 of this report, it my professional opinion that the level of growth between now and 2041 will be significantly higher than the current committed growth within adopted Local Plans and extant planning consents, which has been used as the basis for CSR2. It is considered therefore that a stronger economic and transport needs case exists for CSET.
- 3.13 This section of the report also reviews commuting patterns from the Cambridgeshire Sub-Region (which includes East Cambridgeshire and Huntingdonshire) into Cambridge.

Employment Growth

- 3.14 As set out within the OBC and the OBC-Strategic Dimension, prepared by Atkins, Greater Cambridge is a key international employment hub and is renowned for being a world-leading centre for research, innovation and technology. Cambridge’s status as an internationally renowned life-sciences hub also makes it a key part of the UK employment strategy, the growth of which carries national significance. Housing about 60% (206,600) of total jobs in Cambridgeshire despite only taking about a quarter of its land area (based on ONS data-Business Register and Employment Survey 2021³), Greater Cambridge is a significant net importer of workers and provides a key source for employment.
- 3.15 The OBC Strategic Dimension also explains that within Greater Cambridge itself, about 60% of the jobs are located in Cambridge City, which is reflected by its high job density shown by Figure 3 below.

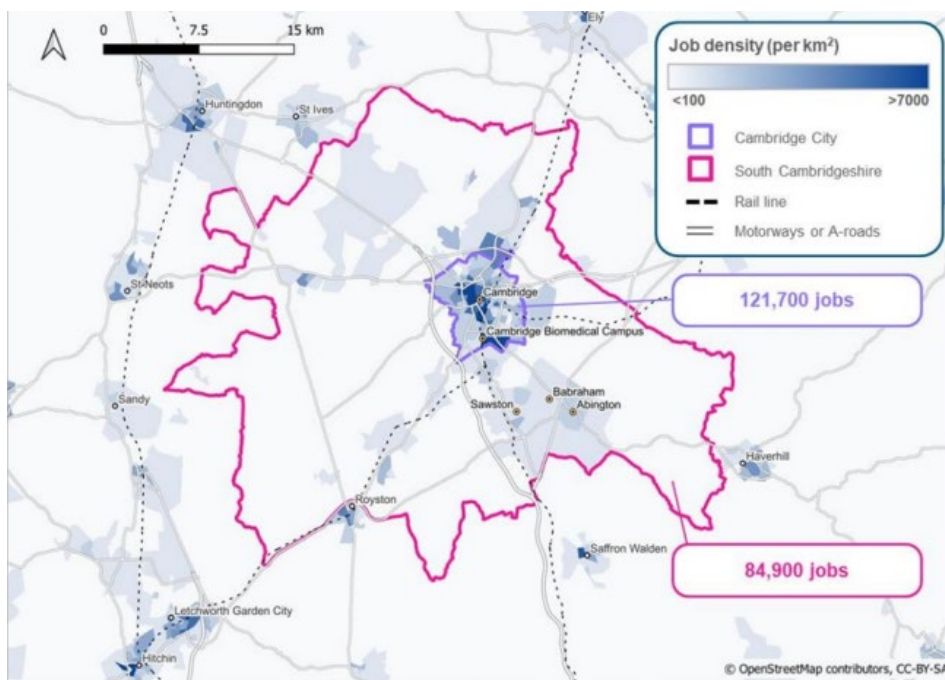


Figure 3 © Atkins - taken from OBC-Strategic Dimension

- 3.16 Overall more than 50,000 people commute into Cambridge for work, which demonstrates the popularity of the City as an employment hub, whilst also placing significant pressure on the network within the City. As explained within the OBC-Strategic Dimension, the presence of CBC and the hospitals makes south-east Cambridge one of the city’s main employment hubs. There is also a concentration of employment clusters further out including Babraham Research Campus, Granta Park, Sawston Business Park and Copley Hill Business Park.

³ ONS data-Business Register and Employment Survey 2021

Cambridge Biomedical Campus

- 3.17 As outlined within the OBC, one of the key benefits of CSET is that it will provide a new sustainable form of transport between where people live and where they work and providing a sustainable transport route to CBC is a key benefit of the scheme.
- 3.18 CBC is the largest centre of medical research and health science within Europe. As a result of committed growth within the Adopted Cambridge City Local Plan (2018)⁴ and the South Cambridgeshire Local Plan (2018)⁵, the CBC is expanding at a rapid rate. Committed growth includes the following:
- In 2019 17,250 people worked on the Cambridge Biomedical Campus, however this is expected to rise by approximately 50% by 2031;
 - The number of patients and visitors is also anticipated to increase significantly from approximately 798,600 patients in 2017 to a projected 1,382,800 patients in 2031;
 - Since 2019 AstraZeneca and R&D arm MedImmune have built their new Global Research and Development Centre and Corporate HQ on the Biomedical Campus, which has created approximately 2000 jobs; and
 - The Royal Papworth Hospital has moved into a new 40,000sqm hospital on the Biomedical Campus during the Summer of 2019, with 300 beds.
- 3.19 The expansion of the CBC also benefits from an allocation within policy E/2 of the Adopted South Cambridgeshire Local Plan (2018). The CBC is directly surrounded by the Cambridge Green Belt which means that any housing development to CBC would need to demonstrate a compelling case if not proposed to be allocated in the emerging Local Plan. If no housing allocations are proposed in the Green Belt then this would push houses further away from Cambridge which would place significant pressure on road network and public transport infrastructure. Whilst there will be housing growth in Cambridge and Greater Cambridge Sub-Region, the pace of housing growth has not kept up with employment growth and evidence suggests that this trend is continuing (further detail on this matter is provided within section 4).
- 3.20 As set out within paragraph 2.73 of the Greater Cambridge Local Plan Strategic Topic Paper Development Strategy Update (Regulation 18 Preferred Options)⁶ January 2023 (Refer to Appendix A), the Greater Cambridge Shared Planning Service recognize that CBC is an important location for the City, being of national and international importance for health, life-sciences and biotechnology. It also sets out that the Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- 3.21 As acknowledged within section 3 of the Greater Cambridge Local Plan Strategic Topic Paper, there is a need for both redevelopment of the existing CBC Campus and potential expansion into the Green Belt. The Strategic Topic Paper, also refers to the CBC Vision 2050⁷, which is analysed in

⁴ [Cambridge City Adopted Local Plan 2018](#)

⁵ [South Cambridgeshire Adopted Local Plan 2018](#)

⁶ Greater Cambridge Local Plan Strategic Topic Paper - Development Strategy Update (Regulation 18 Preferred Options) Jan 2023

⁷ CBC Vision 2050: Creating a life sciences quarter for Cambridge

further detail within section 4. The Paper also acknowledges that transport is a key issue and it states the following in paragraphs 3.17 and 3.18 in regard to transport matters:

‘Development is dependent on the successful implementation of a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the surrounding network

The campus will benefit from significant transport improvements including the Cambridge South Railway Station and Cambridge South East Public Transport Scheme, which also offers transport options. A vehicular trip budget approach is capable of being implemented. Whilst detailed implementation still needs to be explored transport issues are considered of being capable of being addressed’

- 3.22 It is clear from the above statement that the GCSPS recognise the need for CSET to assist with delivering growth of CBC. This is based on committed growth of CBC and the emerging allocation within the Local Plan. Section 4 of this report reviews in detail the level of likely employment growth at CBC between now and 2041.
- 3.23 As set out within section 4 below, an assessment has been provided of additional growth within CBC after 2031.

Housing and Employment Growth – Past Trends

- 3.24 In order to understand likely future growth, it is important to understand the past employment and housing trends in growth within the Greater Cambridge area and assess how past trends have aligned or otherwise with allocated growth within Local Plans.
- 3.25 The Cambridgeshire and Peterborough Independent Economic Review (CPIER)⁸ published in September 2018 is an insightful assessment into the economics of Cambridgeshire and Peterborough and their potential for growth. The study has been reviewed for this technical note to help shed light into Cambridge’s growth and economy. It identifies that following a baseline point of 1997 until 2016, rising employment levels in Greater Cambridge have significantly outstripped the rate of housing growth. Recent work by Cambridge Ahead between 2016-2022 has found that this trend has continued in the last 6 years, which is particularly interesting given the COVID-19 pandemic.
- 3.26 The quantum of housing growth allocated and delivered within the Greater Cambridge Area and Cambridgeshire has been unable to keep up with the employment growth. Consequently, as people are unable to afford to live in Cambridge, they are having to commute further distances to travel into Cambridge. As public transport routes in and around Cambridge are not frequent or fast enough, this had led to a rise in private vehicular usage, and thus congestion and overheating of the economy. This is very unsustainable in the long term. The Executive Summary for the CPIER report states the following

⁸ Cambridgeshire and Peterborough Independent Economic Review (CPIER)

'In the Greater Cambridge economy businesses have brought about a revolutionary advances in a wide array of fields, transforming lives around the world. The impacts of business growth have not been entirely positive, however. Growth in employment has not been matched by corresponding house- building, or developments in infrastructure. Consequently, house prices have soared and journey times have increased as congestion has intensified. This has meant that many have been forced to endure unpleasant commutes, or being priced away from the city altogether due to the unaffordability of rents. This is bad news for both people and businesses, and we believe is unsustainable approach to growth. We are rapidly approaching the point where even high value businesses may decide that being based in Cambridge is no longer attractive. If nothing is done, the damage to society from the drift away of less well- paid workers may become irreparable, the ageing of the city (whose housing ladder's bottom rung is out of the reach of the vast majority of the young) will threaten its dynamism, and the cost to peoples mental health of commuting- induced stress and housing insecurity will soar. Cambridge is at a decisive moment in its history where it must choose whether it wants to once again reshape itself for growth, or let itself stagnate and potentially wither. We believe the latter would be disastrous for its people and the UK economy. Therefore, we conclude that improvements in infrastructure, and further development, must start in and around Cambridge.'

Source: CPIER Report (2018 page 10)

- 3.27 It needs to be recognised that the CPIER report was commissioned and completed prior to the COVID-19 pandemic, however in my professional opinion the key recommendations are still considered to be valid. The findings of the CPIER report have been further verified by more recent work undertaken by Cambridge Ahead. Cambridge Ahead is a business and academic member organisation dedicated to the successful and sustainable growth of Cambridge and its region in the long term. Their aim is to provide a long term growth vision for Cambridge.
- 3.28 The Housing Dashboard published by Cambridge Ahead ⁹in January 2023 (as part of a quarterly update) (Refer to Appendix C), further confirms the findings of the CPIER report that employment growth within the Greater Cambridge Area is outstripping the pace of new housing growth. Based on data from the Centre for Business Research at Cambridge University, over the last 6 years employment has grown by 5.9% so that 32,259 jobs have been created in the Greater Cambridge Area. Over the same period of time 10,538 dwellings have been built. The Greater Cambridge Area in this context is Cambridge City and South Cambridgeshire District. ONS projections show that the average household size in the East of England is 2.41, and for Greater Cambridge 2.44. Based on this average, the new homes built over the last 6 years would accommodate 25,713 people. Therefore, over this period, 6,546 more jobs have been created than new residents within the area.
- 3.29 As set out above, the Emerging Local Plan has revised its objectively assessed housing need for the plan period 2020 to 2041 from 44,100 new homes to 51,723. Using the same 2.44 average household size, this would result in an increase in population within Greater Cambridge of 126,204. This increase in housing provision as proposed by the GCSPS was as a result of updated employment and housing evidence which took into account the latest employment and demographic data (including from the Census 2021). This data also factored in the effects of COVID-19 which

⁹ Housing Dashboard 2023 published by Cambridge Ahead

saw a fall in the employment population for some sectors such as retail, food, arts & recreation and construction but a growth in knowledge based sectors such as life sciences and ICT.

- 3.30 Over a longer period of time of 2015 to 2041 the using committed growth in adopted Local Plans, CSR2 predicts (refer to Figure 2 under paragraph 3.07) that the population of Greater Cambridge will expand only by 46,225 between 2015 and 2041. It is my professional opinion that this level of growth is likely to be a substantial under-estimation of population increase, particularly considering that the CSR2 and committed growth also only considers relatively modest increases to the adjoining authorities of Huntingdonshire and East Cambridgeshire. The CSR2 predicts that the population of Cambridge will decrease by 3,419 between now and 2041. This in part could be due to overheating of the economy and congestion associated with the lack of transport investment. However, in my professional opinion it is considered unlikely that the population of Cambridge will decrease during this period. A number of major growth area sites are in the process of being built out at Marleigh, Land North of Cherry Hinton, Eddington, Cambridge West and Darwin Green. Although most of these sites are partly within Cambridge and partly within South Cambridgeshire they will result in 1000s of new dwellings being built within Cambridge City administrative area. In addition, Cambridge Airfield at Marshalls has a draft allocation within the Emerging Local Plan. This allocation is proposed to deliver up to 10,000 houses, 2,900 of which are proposed to be delivered between now and 2041. The Cambridge Airport Marshalls site is partly within Cambridge City and partly within South Cambridgeshire District administrative boundary. However, it is logical that the first phases will be within the City administrative area, which adjoins Coldhams Lane and it is likely that nearly all of the 2,900 dwellings that have a draft allocation will be built within Cambridge City.
- 3.31 The Adopted Cambridge City Local Plan also estimates that a total of 1,171 windfall housing will be built in the City between 2021 and 2031.
- 3.32 Cambridge North-East is also allocated as an area of major change within the Emerging Local Plan. The draft Area Action Plan allocates 8,000 dwellings to Cambridge North-East, a significant proportion of which will be delivered prior to 2041. It is acknowledged that the vast majority of this allocation is within South Cambridgeshire.
- 3.33 The CSR2 Model and committed growth in adopted Local Plans predicts a population increase of only 46,225 between 2020 and 2041 within Greater Cambridge, accounting for committed growth to date. This is 79,979 less people than the GCSPS are proposing as part of their Emerging Local Plan. It is my professional opinion that a very strong case can be made that the population figures will be substantially higher than as predicted in currently adopted Local Plans, which in turn will result in substantially increased congestion and the need for a transport intervention such as CSET.
- 3.34 The CSR2 Model does demonstrate that growth is likely to be significantly higher within the Districts of South Cambridgeshire, Huntingdonshire and East Cambridgeshire between now and 2041 than it is within Cambridge City. This trend is likely to be in part driven by very high housing costs within the City and workers continuing to need to move out of the City and commute to work. This is analysed in further detail in paragraphs 3.33 to 3.60 below.

Employment and Housing

- 3.35 The proposed projected housing growth in the Emerging Local Plan is substantially higher than as currently allocated within the adopted South Cambridgeshire and Cambridge City Local Plans.

Nonetheless, for the reasons outlined below, it is considered that a case can be made that housing growth needs should be even higher than as proposed as part the Emerging Local Plan.

- 3.36 As evidenced by the CPIER report and Cambridge Ahead, every year since 2012 employment growth has outpaced housing creation within the Greater Cambridge Area. Secondly, based on past trends dating back to 1997, it has been clear that employment growth has been higher in Greater Cambridge than as predicted within Adopted Local Plans. Growth in employment has been more market led than planning led. Given that 32,259 jobs were created in the Greater Cambridge Area between 2016 and 2022 the estimated job creation in the Emerging Local Plan has been increased to 66,600. Even this is considered to be a very conservative update. Using the employment growth trend from the last 6 years (which in itself was within a global pandemic) job growth would be approximately 134,412 within the Greater Cambridge Area between 2020 and 2041. Therefore, even accounting for the higher housing growth, the 126,204 population increase as a result of the 51,723 dwellings planned over the same period would be below employment growth if the current employment trajectory is maintained. This is particularly acute acknowledging that a high proportion of the population will be a demographic age where they are not working.
- 3.37 According to the Greater Cambridge Housing Strategy (prepared by the GCSPS as part of the Emerging Local Plan), 78% of Greater Cambridge workers both live and work within Greater Cambridge. Even allowing for housing growth outside the Greater Cambridge Area, for those that travel to work, there is clear evidence that housing supply is failing to keep pace with job creation (as evidenced by Figure 20 of the CPIER report). Over time, this will continue to exacerbate housing affordability pressures and it will put further pressure on increasing the quantum of housing required to be built in and around the Greater Cambridge Area within the medium to longer term.
- 3.38 Cambridge Ahead published a report, Cambridge Housing Tribes (August 2022)¹⁰, which provides further evidence that Cambridge's future economic growth could be at risk unless more steps are taken to improve housing affordability in a bid to attract and retain a younger workforce. According to this research, as of summer 2022 the median house price in the City was now 12.6 times the median income for those working in the area, compared to 4.4 in 1997. At the same time, the private rental market is one of the most expensive in the Country with the average rent for a one bed property standing at £1,000 per month. This report builds upon previous work within the CPIER report, which provided a similar overview as set out at Figure 4 below:

¹⁰ Cambridge Housing Tribes (August 2022)

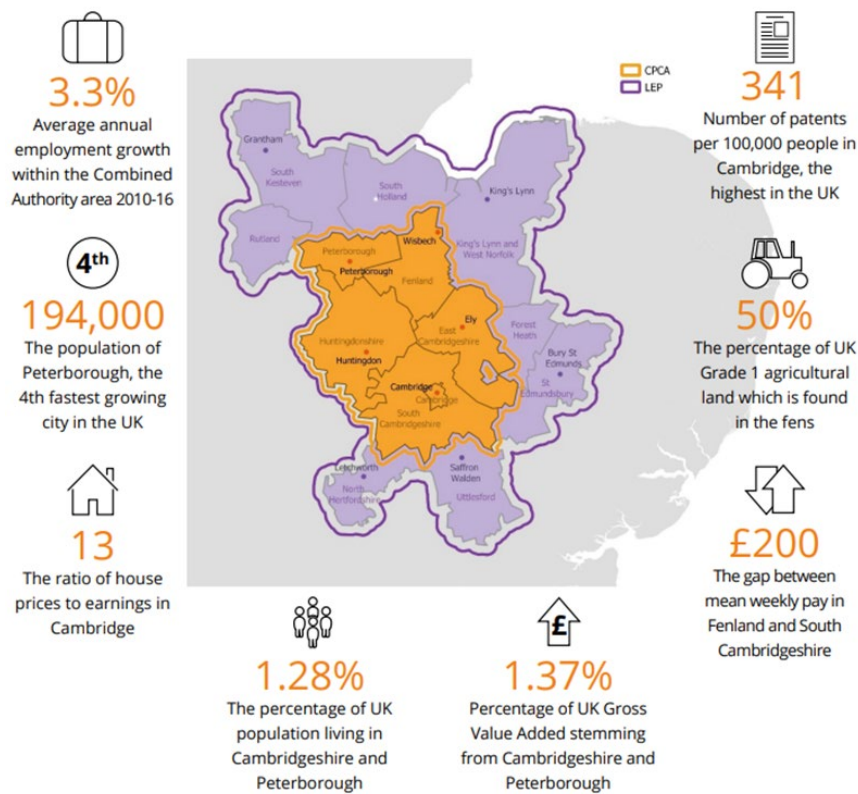


Figure 4: Summary of economic information within Cambridge at the time of the study (CPIER Report 2018)

- 3.39 In other research, Cambridge Ahead quality of life research¹¹ has found that the two things that Cambridge residents are most dissatisfied with in their daily lives are the state of public transport in their area, and the state of traffic in their area. These are also key concerns shared by many of the employees working at CBC.
- 3.40 Within paragraph 3.33 above, it is set out that based on recent trends employment growth between 2020 and 2041 within the Greater Cambridge area could create in the region of 134,412 new jobs. Whilst it is difficult to predict with any certainty, accounting for the international importance of Cambridge in economic terms as a life-science and technology hub, in my professional opinion there is no evidence to suggest that this job creation will slow unless the economy of Cambridge overheats due to lack of sustainable transport and increased housing interventions.
- 3.41 Working on this assumption therefore of 6,000 jobs being created per year, the proposed 2,463 dwellings per annum as identified within the Emerging Local Plan for Greater Cambridge Area, would not keep pace with employment growth between 2020 and 2041. This also does not even account for the need to build more houses to rectify the current acute affordability issues within the Greater Cambridge Area and the recent trend of employment growth outstripping housing growth. It is important to consider where this future growth is likely to be directed. This figure of 2,463 also does not include growth in neighbouring Districts, where people and residents will commute to Cambridge.

¹¹ Cambridge Ahead quality of life research

- 3.42 One of the key reasons people commute into Cambridge is due to the shortage of affordable housing due to high house prices as a result of lack of suitable housing. This leads to increased reliance on private car travel which adds to congestion on roads into Cambridge. Accounting for the housing figures within the emerging Local Plan, in my professional opinion it appears unlikely that this trend will be reversed within the short to medium term (between now until 2041). Therefore, GCP projects such as CSET which aim to reduce car travel into Cambridge along the A1307 will become critical to provide a sustainable commuting pattern between where people live and where they work.
- 3.43 It is therefore considered that a strong argument and case can be made based on past trends, that employment growth within Cambridge will out-pace the allocated growth identified within the Emerging Local Plan and substantially out-pace growth identified within the adopted Local Plans. This is considered to be valid, given the international importance of Cambridge for job growth. Secondly, it therefore stands to reason that additional housing growth will be needed in the medium to longer term (post 2041) to rectify the acute housing shortage within the area.

Distribution of Growth - Employment

- 3.44 In terms of future employment growth and the role of CSET, historically new jobs, particularly within life-sciences, have been focused within Cambridge City and within Science Parks that are a short distance from the City. There is no evidence to suggest that this trend will change in the future. Therefore, in my professional opinion it can be assumed that there will be continued pressure on commuting into Cambridge from surrounding areas. Secondly, it is likely that the CBC will continue to expand after 2031. As set out within paragraphs 3.16 - 3.18 CBC benefits from a draft allocation within the emerging Greater Cambridge Local Plan. This includes the allocation of an area of land within the Green Belt, adjacent to Babraham Road for allocation and release from the Green Belt. As set out within the Greater Cambridge Local Plan Strategy Topic Paper (January 2023)¹² it is stated that this allocation is proposed in order to meet the longer term needs of CBC. As also acknowledged within the Topic Paper CBC have undertaken a significant masterplanning exercise setting out a Vision for CBC up to 2050.
- 3.45 According to the CBC Vision 2050¹³, life sciences already account for 30,000 jobs within Cambridge. According to a recent study completed by Bidwells, there is currently no laboratory space available within Cambridge and a year's wait for newly constructed space, despite demand for 1.2million square foot from potential occupiers (Source Bidwells Arc Market Databook, July 2022¹⁴). The campus has significant aspirational growth plans in order to maintain its status as a key site for life sciences. It is already acknowledged that if demand for space is not met then this would have a detrimental impact on the UK economy in terms of investment, resulting in occupiers to look overseas. Cambridge, therefore, has an important role to play in the national interest. The Government's Life Sciences Vision (July 2021)¹⁵ recognises Cambridge:

“among the most valuable and strategically important in the UK economy, and critical to the country's health, wealth, and resilience.”

¹² Greater Cambridge Local Plan Strategic Topic Paper - Development Strategy Update (Regulation 18 Preferred Options) Jan 2023

¹³ CBC Vision 2050

¹⁴ Bidwells Arc Market Databook, July 2022

¹⁵ Government's Life Sciences Vision (July 2021)

- 3.46 As of Autumn 2022 there are 397 Life Sciences and technology businesses in Cambridge including some of the world's most important companies, as well as source for highly dynamic start-ups (source Knight Frank¹⁶). Cambridge's success lies in its networks, big businesses interact with academics, and start-ups spawned by the university. Cambridge has the highest range of patient applications in the UK with over 18 times the national average. There is also a thriving life sciences SME scene, driven in part by the Universities commercialism arm, Cambridge Enterprise that has spun-out more than 54 life sciences companies since 2011.
- 3.47 Knight Frank state that as of Autumn 2022 availability across the City for Life-Sciences stands at 500,000 square foot with a vacancy rate of less than 5%. Knight Frank also advise that when a city shows a vacancy rate of less than 5% the liquidity in the market is insufficient and inadequate choice exists for occupiers to consider, particularly when there is such a healthy level of demand. Knight Frank forecasts that take up in 2023 will rise to 660,000 square foot¹⁷. They also estimate a 10% per annum increase in life science capacity each year over the next 10 years. At that point Knight Frank forecasts that there will be a more mature market position and they forecast that demand will taper from 2033, at which point it will be close to 1.5 million sq ft net internal area per annum. The CBC Vision 2050 estimates that CBC could accommodate 200,000 sq ft over the next 2 years per annum, rising to close to 300,000 sq ft per annum in 10 years time and then tapering to annual levels of take up of circa 130,000 sq foot NIA per annum thereafter.
- 3.48 Knight Frank set out that it cannot be expected that the CBC will attract all the take up in the City. However, over the next 2 years, based on recent trends, Knight Frank have forecast that it will attract 30% of all demand, thereafter tapering to 20% and in 10 years time, when there is greater competition, CBC will attract 15% of all take up. CBC estimate that by 2031 total employment on site will be 26,000 (up from 17,250 in 2017), with 25,100 visitors (up from 14,500 in 2017).
- 3.49 In my professional opinion securing a confident future for Life Sciences excellence in Cambridge requires planning policy to support the provision of more space, in the right locations, where additional floorspace can generate the most benefit. The location which delivers a critical mass of both clinical/research on-site collaboration opportunities and true bench-to-bedside potential is CBC.
- 3.50 As set out within the CBC Vision 2050, CBC currently lacks space to grow. There are remaining undeveloped spaces on the Campus, which could deliver circa 220,000 sqm, which CBC estimates will be used up by 2032. The allocation within the Emerging Local Plan if and when adopted will secure this further expansion and subsequent employment growth.
- 3.51 This is further supported by data collected by Cambridge Ahead which shows the Life Sciences sector experienced growth in employment of 10.3% (2020/21), compared with almost no net employment growth across all non-Knowledge Intensive industries (0.2%). In my professional opinion the shortage of space therefore represents a risk to not only Cambridge but the UK economy if space is not available in Cambridge. This will result in occupiers looking overseas where global economies continue to invest and expand their Life Science offering.
- 3.52 CBC estimate that the land to be allocated as part of the Emerging Local Plan will result in excess of 9,510 new jobs being created as a result of the further expansion of the Emerging Local Plan up to 2041. This will also result in a significant increase in the number of visitors to CBC. It is considered therefore that the Emerging Local Plan's allocation at CBC will meet the needs of the CBC up to 2041 and that this allocation is vital to support the CBC Vision 2050.

¹⁶ Knight Frank- Cambridge Biomedical Campus Demand and Deliverability 2022- 2050

- 3.53 The CIPER noted that ‘companies may be deterred from setting up in the area if they do not believe the houses their workers require will be available’. The Vision 2050 recognises that the significant pressures of previous development in Cambridge have created transport and housing issues that must be addressed head-on.
- 3.54 CBC’s success has put pressure on nearby transport networks, the limits on capacity of public transport to this part of the city contribute to an increase in traffic and parking on local networks. As more people have come to work at CBC, these pressures have grown. The lack of housing and other amenities at CBC means that many of the people who work on the site travel in from outside, or travel out for daily needs – to drop and collect children from schools, to shop, to relax or to visit supporting firms and businesses who cannot be located here due to lack of space.
- 3.55 Therefore, in my professional opinion in order to facilitate the economic growth aspirations of one of the key employment areas in Cambridge which is regarded as being of national importance, there is a compelling need for a corresponding effective and sustainable transport system which the CSET aims to provide. This is supported by the OBC published by Atkins which identifies that in order to achieve the level of growth projected within the Emerging Local Plan and beyond, it needs to be supported by a strategic and sustainable public transport network to avoid Cambridge become gridlocked and an unattractive place to live and work.
- 3.56 Beyond CBC, other nearby employment parks such as Babraham Research Campus (BRC) and Granta Park (GP) also have significant expansion plans. GP has recently submitted an outline planning application for a new campus comprising of 31,500 sqm of research and development space and associated infrastructure. The proposed expansion for GP would significantly increase life science provision to crucially not only retain existing jobs on the site but also provide new work space to meet future growth needs.
- 3.57 BRC has produced a growth strategy for future growth¹⁷ which acknowledges the need for further space and the importance that transport connectivity will play in facilitating the planned growth. The strategy acknowledges the potential benefits that the CSET scheme will bring in terms of transforming accessibility to the site from surrounding settlements including connectivity with CBC. To supplement this strategy, in 2022 planning permission was granted for expansion of the campus into the Green Belt, under planning application reference number 21/03607/FUL. This consent will create 174 new jobs on the Campus on a 2.5 hectare site. The CSET scheme also received support from staff in their annual travel survey. The growth strategy proposes to build on the current success of the campus by continuing to support life sciences locally, regionally and nationally to ensure the campus is an attractive location for companies and to facilitate the increase in jobs by 1,200. Whilst the growth strategies for BRC and GP are focused on short and medium term growth to meet existing demand, it is important to ensure these sites are serviced with sustainable transport connections to reduce congestion from commuting by private car and to a lesser extent commuting times.
- 3.58 A consequence of CBC’s success, as outlined within the CBC Vision 2050 is the pressure this has placed on the transport network in terms of causing congestion and a lack of housing, resulting in key workers commuting long distance due to a shortage of affordable housing. These factors also make it difficult to retain key staff. Therefore, whilst the Vision 2050 document acknowledges that the life science sector will continue to grow in Cambridge, limiting its opportunity will only serve to

¹⁷ Babraham Campus Impact Report- Published by Babraham Research Campus 2021

exacerbate the issues by overheating the housing market and adding further stress to the services and transport network.

- 3.59 Therefore, in my professional opinion it is essential that the growth of CBC and other nearby sites are supplemented and supported by housing growth and public transport projects. A significant amount of housing growth is planned over the plan period as well as beyond. With the continued success of the life science sector in Cambridge and continued expansion to meet demand, this will continue to attract people to the area (whether for work or leisure or both). Therefore, it is essential that the housing and employment growth is supplemented by a well-integrated and future proofed public transport system. This should not only serve Cambridge but also the wider commuter catchment area.
- 3.60 Cambridge South Station (CSS), which has received TWAO approval and is anticipated to be built by 2026, will provide an important public transport connection adjacent to CBC and reinforces the role of CBC and it will contribute towards further growth in an increasingly sustainable location. CSS will encourage more growth in and around the southern part of Cambridge as part of the Greater Cambridge growth strategy focussing growth to public transport links to encourage sustainable travel options. CSS will also contribute towards reducing car travel (commuters) into Cambridge. Congestion is a main constraint to growth and an issue for employers. Such is the congestion problem that the GCP are proposing to introduce a congestion charge to try and alleviate the congestion issue. According to the GCP, the money raised by the congestion charge will be used to fund (approx. £50m) the expansion of the bus network to create a 'London-style' service to make it easier to travel into, around and out of Cambridge. The CSET project will form part of the bus network expansion.
- 3.61 The OBC for CSET predicts, based upon the East of England Forecasting Model, that the region's economy will employ close to 1 million people by 2036. It is further observed that by 2045, the rate of employment growth in Greater Cambridge alone is set to significantly overtake the East and UK wide growth rates. This is principally due to the historic performance of the city and unique economic conditions driven by high-tech professional, R&D, life sciences and communications activities.
- 3.62 In my professional opinion this makes a compelling case for CSET2 (and other GCP transport projects) which would not only deliver infrastructure support that absorbs future travel demand but would provide contemporary sustainable systems that meets aesthetics needs of Cambridgeshire and travel needs of a new generation of transport users. However, CSET is only one part of a wider public transport strategy that includes East West Rail, CSS, Cambridge to Cambourne Busway (C2C) and Cambridge Greenways.
- 3.63 Therefore, in order to serve the anticipated growth, it will be important to have a varied and reliable sustainable public transport strategy to get people to and from work.

Distribution of Growth and Commuting Patterns - Housing

- 3.64 The CPIER study found that East Cambridgeshire had the highest growth compared to the rest of Cambridgeshire (based on their data collection from 2010 to 2016, which was used to inform the CPIER report). The CPIER identifies that people being priced out of Cambridge's housing market will likely move north and east of Cambridge due to the cheaper prices and that they often hold the same jobs, therefore resulting in them commuting into Cambridge. However, as these areas have limited public transport facilities, this has led to a rise in vehicular car usage which is unsustainable

in the long term. Schemes such as the CSET, which provides better connection between Cambridge and towns towards the east, would be beneficial infrastructure to help support growing employment. This is particularly the case in respect of settlements to the east of Cambridge, where access to rail is particularly poor and residents are much less likely to get the train to work. The need for CSET is only likely to grow in the long term given the need for increased housing to keep pace with employment growth.

3.65 Accounting for the current trend of people moving to the east and north, where house prices are cheaper, based on the findings of Cambridge Ahead it can be assumed that this trend will be further exacerbated in the future. Within the CPIER Report, a detailed assessment was undertaken of different growth scenarios. Under the 'Base Case', an assessment was made that Cambridgeshire and Peterborough grows along the lines of what is currently planned. This results in houses being built where they are expected to be built in Local Plans and infrastructure being upgraded in a way that seems reasonable based on current trends. Then, using a central projection of employment rates, the CPIER report finds an inconsistency between plans for infrastructure and housing delivery and the hypothetical rate of employment growth. The costs in this scenario soar, particularly in areas where there is already a backlog, such as the Greater Cambridge Sub-Region. Under this scenario the CPIER report highlights a real risk of the Cambridge area overheating so much that it burns out by 2031, which results in businesses shrinking and moving away from the area, with employers needing to pay staff very high wages to compete with ever rising house prices or the costs of a long commute.

3.66 Figure 5 shows the number of people moving into Cambridge and South Cambridgeshire from June 2015 to July 2016 (NB. These are based on estimates).

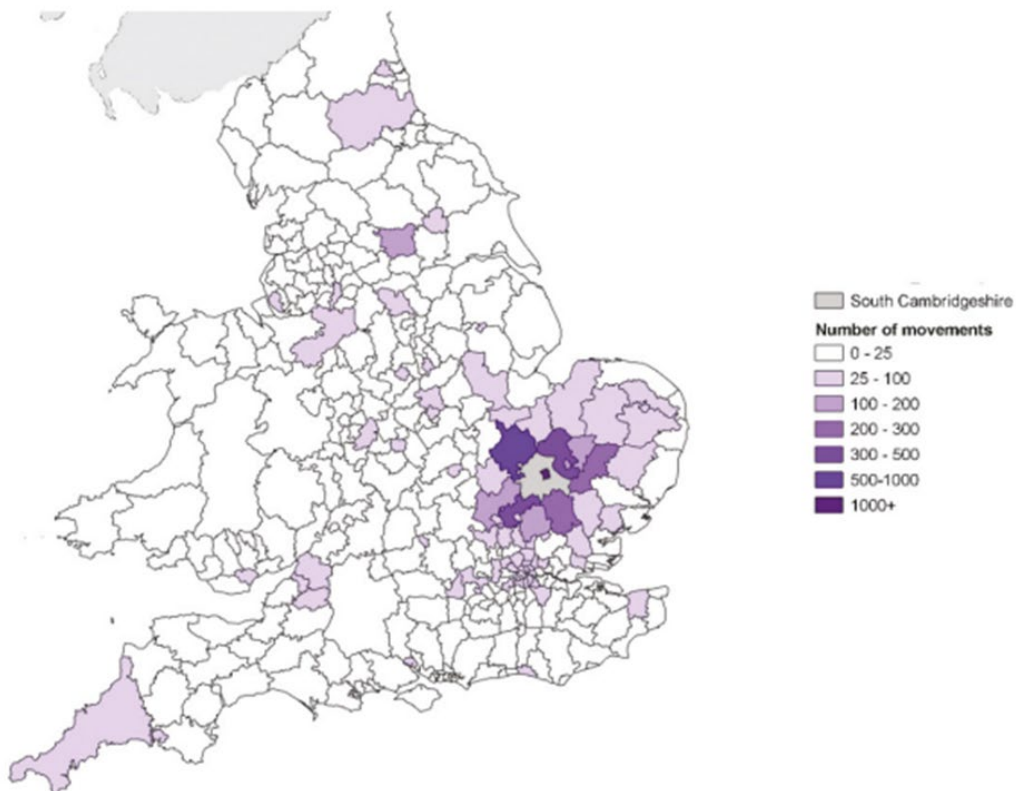


Figure 5: Number of people moving into Cambridge and South Cambridgeshire from June 2015 and July 2016 (As set out in CPIER Report)

- 3.67 This map illustrates a significant number of people moving into Cambridgeshire, and that following Cambridge and its neighbouring towns, the next area which people moved to were towards East Cambridgeshire and areas such as West Suffolk and Uttlesford. West Suffolk and Uttlesford have one of the highest commuting levels to Cambridge, which provides evidence that settlements such as Haverhill, Bury St Edmunds, Barrow, Red Lodge, Saffron Walden, Great Chesterford and Newport will all benefit from CSET being delivered. The benefit will be particularly high for settlements that do not have a good rail connection into CBC. This is assessed further within section 4. More recent data, prepared by Cambridge Ahead (August 2022)¹⁸ following the release of Census data for 2011-21 demonstrated that the population of Cambridge City has grown by 17.6% (from 123,900 to 145,700 - 5th highest place for population growth in the UK). The figure for South Cambridgeshire was 8.9% (from 148,800 to 162,000) over the same period.
- 3.68 Furthermore, CBC has recently published a Transport Strategy (TS) which was carried out by KMC transport consultants (December 2022)¹⁹ to support the emerging Spatial Framework document on movement and transport strategy. The TS acknowledges the abandoned plans for the Cambridge Autonomous Metro (CAM) which was previously acknowledged as having the potential for the biggest impact and therefore reduction in vehicle trips. The strategy reports that the withdrawal of CAM, makes the delivery of CSS and CSET even more critical in ensuring that highway trips are minimised which is also critical to the growth plans for CBC and attracting further future investment in the Cambridge sub-regions.
- 3.69 Accounting for recent trends in housing growth, it is logical that future housing growth will continue to be focused to the east of Cambridge, within areas beyond the Green Belt where house prices are cheaper.
- 3.70 The CPIER concludes that Cambridge is an area that makes a huge economic contribution to the UK. Whilst Cambridge may face risks and challenges related to creating an inclusive society where economic growth works for everyone, there are actions which can help secure Cambridge's prosperous future. Actions relevant to this proposed CSET route are outlined below:

- **Delivery of transport and other infrastructure projects**

These would help alleviate the growing pains of Greater Cambridge whilst ensuring more sustainable travel journeys.

- **Review housing requirements based on the potential for higher employment growth than is currently expected**

Whilst taking into account the continuing research on employment numbers by the Office of National Statistics and Cambridge University's Centre for Business Research on employment, the impact of the Cambridge-Milton Keynes-Oxford Arc should also be considered as this will likely increase employment numbers and therefore travel conducted. This western side of Cambridge has already seen a rise in house prices and thus more people are now looking to other parts of Greater Cambridge which they can commute from (likely to be to the east and north where house prices are cheaper). According to the CPIER report, between 2010 and 2016 15,646 new companies were set up in Cambridgeshire and Peterborough, compared to 9,245

¹⁸ Cambridge Ahead Housing Dashboard (July 2022)

¹⁹ CBC Transport Strategy by KMC Transport (December 2022)

companies ending their operations. This discrepancy reflects the rising number of people living outside of Cambridge and commuting in.

3.71 All of this evidence provides a clear case of the need for improved transport routes into Cambridge City, particularly to the east and north side.

4. COMMITTED DEVELOPMENTS / LIKELY FUTURE DEVELOPMENTS OUTSIDE OF THE COUNTY

- 4.1 The CSRM2 provides a transport model for the four districts that constitute the Cambridge Sub-Region, which covers the four Districts of Cambridge City, South Cambridgeshire, East Cambridgeshire and Huntingdonshire. It also includes assumptions around likely growth to be delivered in adjoining Counties, including Suffolk, Hertfordshire and Essex.
- 4.2 Therefore, this technical note also includes an assessment of settlements outside of Cambridgeshire. For this part of the Technical Note, the reason that only settlements outside of Cambridgeshire have been assessed is because the CSRM2 already provides assessments of committed growth levels and scenarios within the four modelled districts (Cambridge City, South Cambridgeshire, Huntingdonshire and East Cambridgeshire). In this regard, it is very difficult to assess individual development sites within the Cambridge Sub-Region as all committed developments should have been accounted for within the model. For areas outside the core modelled area, the CSRM2 does not distinguish between commuting and growth patterns from different locations within adjoining Counties. For example, within Suffolk the CSRM2 Model does not distinguish specific growth in Southwold or Haverhill and instead takes a County wide assessment of travel growth patterns from Suffolk to Cambridge/Greater Cambridge Sub-Region. However, in terms of CSET, in my professional opinion it is very unlikely that residents in the east of Suffolk, living in locations such as Felixstowe or Southwold, would commute into Cambridge. Conversely, within West Suffolk the existing level of commuting is significant, particularly from settlements such as Haverhill, which has ease of access to CSET. Therefore, it is important as part of this Technical Note to review if the out of County growth scenarios as provided within CSRM2, are likely to be either an under or over-estimate of patronage on CSET.
- 4.3 As part of the CSRM2 Model, assumptions are made regarding total quantum of growth to be delivered within neighbouring Counties, but it does not take into account higher or lower levels of growth in different settlements within each County. This Technical Note provides targeted assessment of key settlements outside of Cambridgeshire, within proximity to CSET and assesses if growth within the CSET Catchment area is likely to be higher or lower than as assumed within different scenarios as set out within the CSRM2 Model. This technical note has not assessed individual developments within Cambridgeshire, which are considered to be captured by the CSRM2 Model.
- 4.4 This note assesses both Existing Committed Developments and Likely Future Developments. Existing committed developments are schemes which already benefit from planning permission or an allocation within an adopted Development Plan (these developments are listed on tab 1 in Appendix D). Likely Future Developments are proposed developments that either benefit from a draft allocation within a development plan that has not yet been adopted, or developments subject to a planning application, which appear likely to get consent (these developments are listed on tab 2 in Appendix D).
- 4.5 The settlements outside of Cambridgeshire assessed have been set out in table 1 below, with a rationale for including them also included in the table. It is acknowledged that a number of the below settlements also have the ability to travel by train into Cambridge. However, from review of current trends, train travel will not be the preferred commuting option for all users. This is particularly the

case for settlements situated towards the east of Cambridge, which do not have rail access to the CBC or Cambridge City. For example, even where settlements have a station, in some instances, travel distances from a home residence to the train station will be substantial and therefore it might be more convenient and cost effective for users to drive to the Travel Hub and commute to the CBC/Cambridge via CSET. The report also assumes that Cambridge South Station will be delivered.

- 4.6 Likely future developments are developments that are likely to come forward within the medium term (over the next 5 – 20 years). They are sites that do not currently benefit from planning consent or an allocation within a development plan, but sites that either have a draft allocation within an emerging Local Plan or schemes that are subject to a current planning application. The sites that have been assessed as part of this report are residential developments of 50 units and above, and commercial/employment/retail schemes that comprise of at least 1 hectare or a minimum of 5,000 sq metres (net).
- 4.7 For the purposes of this assessment, we have reviewed sites within the settlements listed within table 1 below and the focus is solely settlements outside of Cambridgeshire.
- 4.8 Likely future developments have predominantly been informed by undertaking a review of emerging Local Plans within the area and by reviewing current undetermined planning applications. The status of emerging draft Local Plans and a summary of the likely future developments of each of the relevant authorities within Table 1 are identified below.

Settlement:		Distance from Travel Hub	Rationale for inclusion	Access to Cambridge via train yes or no
County: Suffolk				
1	Haverhill	11 miles	Haverhill has direct ease of access to CSET Travel Hub via the A1307 and also has a high proportion of residents commuting to Cambridge. It also does not have a train station so CSET is likely to be very appealing for commuters.	No
2	Newmarket	12 miles	Newmarket has direct ease of access to CSET Travel Hub via the A14 and A11. CSET would provide logical route for those working within the Biomedical Campus	Yes
3	Red Lodge	18 miles	Red Lodge is on the same corridor to the north- east of Newmarket. CSET would provide a logical route for those working within the biomedical campus.	No
4	Bury St Edmunds	26.4 miles	Bury St Edmunds is slightly further away, and therefore patronage will be slightly lower than the other Suffolk settlements, however CSET provides a logical route for those travelling to the Biomedical Campus. The train travel to Cambridge is not on a particularly quick line and CSET is likely to be an attractive option, particularly for residents that live further from the train station.	Yes
5	Barrow	21 miles	Barrow is slightly further away, and therefore patronage will be slightly lower than the other Suffolk settlements, however CSET provides a logical route for those travelling to the Biomedical Campus.	No
County: Essex				
1	Saffron Walden	9 miles	Key commuter settlement to Cambridge and ease of access to the Travel Hub from travelling north bound on the A11. Audley End train station is 2 miles away from Saffron Walden and therefore CSET is likely to be a very attractive option for residents.	No- although Audley End train station is 2 miles away
2	Great Chesterford	5 miles	Key commuter settlement to Cambridge and ease of access to the Travel Hub from travelling north bound on the A11	Yes
3	Newport	12 miles	Key commuter settlement to Cambridge and ease of access to the Travel Hub from travelling north bound on the A11	Yes
4	Stansted Mountfitchet	22 miles	Key commuter settlement to Cambridge and ease of access to the Travel Hub from travelling north bound on the A11 via the M11.	Yes
County: Hertfordshire				
1	Bishop's Stortford	23 miles	Key commuter settlement to Cambridge and ease of access to the Travel hub from travelling north bound on the A11 via the M11.	Yes
2	Royston	13 miles	Key commuter settlement to Cambridge and ease of access to Travel Hub via A5050 and A11.	Yes
3	Baldock	22 miles	Key commuter settlement to Cambridge and ease of access to Travel Hub via A5050 and A11.	Yes
4	Letchworth GC	26 miles	Key commuter settlement to Cambridge and ease of access to Travel Hub via A5050 and A11.	Yes
5	Hitchin	30 miles	Key commuter settlement to Cambridge and ease of access to Travel Hub via A5050 and A11.	Yes

Table 1: Review of settlements with patronage to CSET

Overview of Emerging Local Plans

- 4.9 Below provides an overview of emerging Local Plans within West Suffolk, Uttlesford, East Hertfordshire and North Hertfordshire, which are the relevant authorities having regard to the settlements listed within table 1. An overview is provided as follows:

Suffolk – West Suffolk Council

- 4.10 West Suffolk Council are currently undergoing a Local Plan Review. The Regulation 18 Issues and Options was held from 13 Oct to 22 Dec 2020, and the second consultation (Preferred Options) from 26 May to 26 Jul 2022. Sites were submitted during both consultations as part of the Council's Call for Sites exercise, and those that were preferred to be allocated were outlined in the Preferred Options consultation. The Local Development Scheme states the Regulation 19 Pre-submission consultation will be held towards the end of 2023. Sites that have a draft allocation within the Preferred Options have been included in likely future developments.

Essex – Uttlesford District Council

- 4.11 Uttlesford District Council is producing a New Local Plan. It is currently at the Regulation 18 Issues and Options stage. Multiple consultations regarding different topics such as new homes and biodiversity were held between Nov 2020 to 21 Apr 2021 with Call for Sites exercise open from 15 Jan to 21 Apr 2021. Similar to West Suffolk Council, following the submission of sites via the Call for Sites, these have not been assessed and therefore no sites have been allocated yet as part of the new Local Plan. Therefore, no conclusion can be drawn regarding the likely future development in the Essex County. The Local Development Scheme currently states that a consultation on the draft Local Plan will be published in the summer of 2023, with the Regulation 19 consultation to be held in summer 2024, prior to submission of the plan to the planning inspectorate and adoption in 2025/2026.
- 4.12 It is understood that the Uttlesford Local Plan is likely to include at least one new garden settlement and it is also understood that this settlement is to be situated to the north of Uttlesford with ease of access to the CSET route.

Hertfordshire – East Herts Council and North Herts Council

East Herts Council: Bishops Stortford

- 4.13 The East Herts Local Plan was adopted in October 2018. There is a requirement for East Hertfordshire District Council to start a Review of their Local Plan in 2023, where additional growth will come forward. As such, at the time of writing, likely future developments at Bishops Stortford are unable to be identified.

North Herts Council: Royston, Baldock, Letchworth Garden City, Hitchin

- 4.14 North Herts' adopted their Local Plan in November 2022. North Hertfordshire also have a requirement to undertake an early review of their Local Plan, which is due to commence in 2023 and which is likely to result in further growth being delivered.

Assessment of Existing Committed Developments / Likely Future Growth

- 4.15 This section of the Technical Note sets out the summary and assessment of Existing Committed Development and Likely Future Growth within the settlements listed in table 1 above.
- 4.16 Table 2 below provides a summary of the existing committed allocations and the likely future developments at each of the settlements. Within Table 2, the level of growth in some of the areas is likely to be a significant under-estimate. For example, Uttlesford District Council are yet to publish a Draft Version of their Emerging Local Plan. When published this draft Local Plan will have significant housing and employment growth. One of the options considered includes consideration of a new settlement towards the north of the District, including to the north of Great Chesterford. However, at this stage, the distribution of growth within Uttlesford is not known and therefore individual developments cannot be included within the Likely Future Developments section table below. The individual developments that have been used to inform the level of growth within Table 2 is included within Appendix D of this report:

	Existing Committed Allocations			Likely Future Development	
	Residential	<i>Resi Appeals</i>	Commercial	Residential	Commercial
County: Suffolk					
Haverhill	3,765 homes		N/A	741 homes	5.03ha
Newmarket	284 homes		N/A	495 homes	10ha
Red Lodge	N/A		N/A	713 homes	N/A
Bury St Edmunds	918 homes	363 homes	N/A	13,705 homes	13ha
Barrow	75 homes		N/A	170 homes	2.1ha
County: Essex					
Saffron Walden	1835 homes	502 homes	150,000sqm	N/A	N/A
Great Chesterford	76 homes		N/A	N/A	N/A
Newport	89 homes		N/A	N/A	N/A
Stansted Mountfitchet	N/A		N/A	N/A	N/A
County: Hertfordshire					
Bishop's Stortford	3,536 homes		25,005sqm	N/A	N/A
Royston	523 homes		N/A	331 homes	10.9ha
Baldock	N/A		N/A	3,386 homes	19.6ha
Letchworth Garden City	N/A		N/A	1,523 homes	1.5ha + 9,500sqm
Hitchin	N/A		N/A	1,009 homes	N/A

Table 2: Summary of Existing Committed Developments and Likely Future Developments (August 2022)

- 4.17 Table 2 above provides a summary of the existing committed allocations and the likely future developments at each of the settlements. As can be seen from the above table, the level of growth in Bury St Edmunds and Haverhill are both likely to accommodate substantial growth, that is substantially higher than as identified within the CSRM2 model for Suffolk. Haverhill does not benefit from a train link to Cambridge and therefore patronage from Haverhill to the CSET is likely to be very high. Whilst Bury St Edmunds does benefit from a train link to Cambridge, the train currently

takes over 40 minutes to central Cambridge. In addition, Cambridge South Station will not have a direct connection to Bury St Edmunds when it opens and therefore commuters will need to change at Cambridge Station to reach CBC. Therefore, CSET is also likely to have high patronage from residents in Bury St Edmunds, with the park and ride adjacent to the A11 likely to provide an attractive option for commuting to CBC.

- 4.18 Within Table 2 the level of growth in some of the areas is likely to be a significant under-estimate. For example, Uttlesford District Council are yet to publish a Draft Version of their Emerging Local Plan. When published this draft Local Plan will have significant housing and employment growth. One of the options considered includes consideration of a new settlement towards the north of the District, including to the north of Great Chesterford. However, at this stage, the distribution of growth within Uttlesford is not known and therefore individual developments cannot be included within the Likely Future Developments within table 2 . The individual developments that have been used to inform the level of growth within Table 2 is included within Appendix D of this report.
- 4.19 Overall it is considered that this identified growth, particularly the growth identified within Bury St Edmunds and Haverhill further strengthens the case for CSET.

5. LONGER TERM GROWTH POST 2041

- 5.1 This technical note also provides an assessment of the likely level of longer term future development within settlements in close proximity to CSET that have not been considered by the CSR2 Model. The plan period for the emerging Greater Cambridge Local Plan has yet to be defined, but it is understood that it is likely to cover a period up to 2041. This Technical Note provides a high level overview of likely growth towards the end and beyond this period, up to 2080. Whilst it is difficult to give a definitive position on growth levels at this stage as developments that may come forward in the longer term cannot be considered to be committed, assumptions can be made by reviewing past growth trends within the area.
- 5.2 Long term future growth is more difficult to assess than the short to medium term growth scenarios which are contained within the evidence bases for the adopted and emerging Local Plans. They are developments which at the current time are not allocated within adopted or emerging Local Plans and are not subject to current planning applications. An assessment of long term future growth and development sites has therefore been informed by undertaking a review of past trends in development and by reviewing evidence based research within the Cambridgeshire and Peterborough Economic Review (CPIER) (2018) and by reviewing work that has been undertaken by Cambridge Ahead and local employment bases such as CBC. It has also been informed by making assumptions regarding the likely level of future employment and housing growth within the service area. Whilst this is uncertain, particularly in the longer term (2041 onwards), assumptions have been made using recent growth trends within the area and also reviewing key evidence base documents.
- 5.3 The latest/updated housing and employment growth figures published by the GCSPS (in February 2023)²⁰ identified that there has been a significant under-estimation of the housing and employment need, as previously mentioned. This has resulted in an increase in the growth figures for the emerging Local Plan (up to 2040). It is reasonable therefore to assume/predict that the growth requirement beyond 2040, based upon what is known to be required, will be for more growth to supply/keep up with demand in the Greater Cambridge area and sub-regions.
- 5.4 Secondly, as set out within section 3 the level of employment growth has substantially outstripped housing growth, which is a trend that is likely to continue based upon the figures set out within the emerging Local Plan for Greater Cambridge. Therefore, in my professional opinion it is considered that there is a strong case that additional housing will be needed post 2041 to meet the acute under-supply when compared to employment growth. Clearly there will be external factors such as birth-rates, life- expectancy and migration that will also impact upon this figure, which have not been assessed in any detail within the report.
- 5.5 The predicted growth levels beyond 2040, can be aligned with the CBC plans to significantly expand. CBC has produced a Vision 2050 document (2021)²² which builds and supersedes the Vision 2020 document, and sets out their future plans to growth which extends beyond the plan period for the emerging Greater Cambridge Local Plan. Whilst it appears that the emerging Local Plan for Greater Cambridge fully aligns with CBC's growth plans up to 2041, accounting for its importance on an

²⁰ Housing Strategy Paper January 2023 (see appendix to this document)

²² Cambridge Biomedical Campus Vision 2050

international scale and the network of life-sciences in and around the City, it is logical that CBC will expand further in the longer term.

Distribution of Future Growth

- 5.6 Whilst it is difficult to exactly predict future trends in housing growth post 2041, it is a very material consideration that Cambridge City is surrounded by Green Belt. National policy currently and historically since the Town and Country Planning Act (1947), has sought to direct development outside of the Green Belt.
- 5.7 Paragraphs 141 and 142 of the National Planning Policy Framework (NPPF)²¹ currently state the following:

Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- a) makes as much use as possible of suitable brownfield sites and under-utilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.*

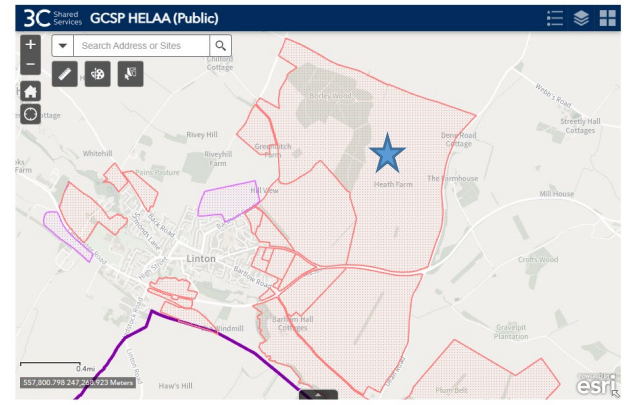
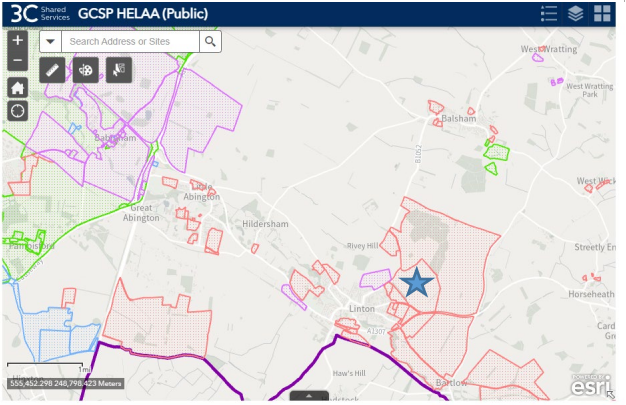
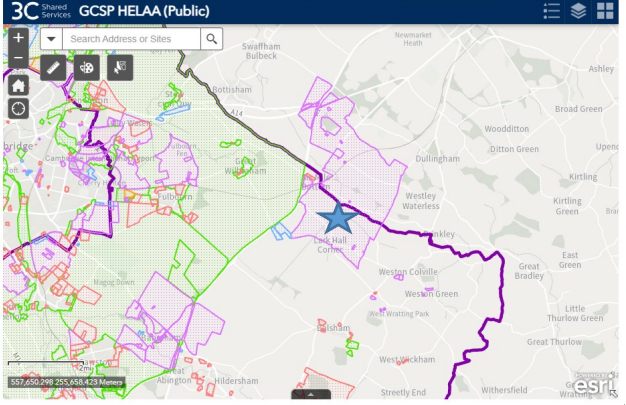
When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policymaking authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land’.

- 5.8 Green Belt policy has remained largely unchanged since the Town and Country Planning Act was introduced and there is no evidence to suggest that there is likely to be any material change to Green Belt policy in the medium to longer term (next 60 years). Therefore, it can be assumed that during this period there will continue to be a strong requirement in planning terms for local planning authorities to deliver growth in sustainable locations that are situated outside of Green Belt boundaries.

²¹ Paragraphs 141 and 142 of the National Planning Policy Framework (NPPF)

- 5.9 The delivery of CSET will provide a substantial improvement in the public transport connectivity to villages, both along the CSET route and also to settlements that have ease of access to the A11/A1307 corridor. It is acknowledged that the villages along the CSET route (Sawston, Stapleford and Great Shelford) are all within the Green Belt and therefore, in accordance with national policy, it cannot be assumed that there will be major growth in any of those three locations. Although, as acknowledged within paragraph 142 of the NPPF, the ability to access public transport is one of the key considerations that local planning authorities should consider when allocating growth within the Green Belt. CSET will substantially improve the sustainability of all three settlements and, in turn, this will mean that it is more likely that growth will be delivered in all three settlements in the future.
- 5.10 In my professional opinion of greater significance is the ability for CSET to provide a sustainable route from settlements outside of the Green Belt into Cambridge. As set out in the CPIER Report and research undertaken by Cambridge Ahead, there is clear evidence and recent trends that employment growth within Greater Cambridge is continuing at a greater pace than housing growth and that as a result a greater number of people are commuting from outside of Cambridge into the City. Accounting for a planned substantial growth of the CBC, it is clear that this trend appears set to continue in the short term. CSET will assist in improving journey times to the CBC/Cambridge City and is one of a number of transport measures that are important to avoid Cambridge overheating and maintaining the position of Cambridge as an employment hub on an international scale.
- 5.11 Accounting for the fact that housing growth has not kept up with employment growth, in my professional opinion it is very clear that the number of houses that needs to be built around Greater Cambridge needs to substantially increase when compared to historic levels in order to keep pace with employment growth. However, the allocated growth within the emerging Greater Cambridge Local Plan and Local Plans in adjoining authorities, does not appear to fully meet this need. In accordance with national policy, it is also considered to be a suitable assumption that the majority of this growth will be directed to locations beyond the Green Belt.
- 5.12 Accounting for the growth trends set out within Figure 5, in my professional opinion it is also considered to be a fair assumption that a high proportion of those commuting into Cambridge in the long term will do so via South Cambridgeshire, West Suffolk and Uttlesford. The sustainability of settlements within these areas (as listed in tables 1 and 2) will be improved as a result of CSET. As a result of both the increased need for housing to keep up with employment demand and to account for the improved connectivity from these settlements to Cambridge as a result of CSET, it can be assumed that the level of growth being delivered over the longer term will be higher within these areas beyond the Green Belt than they have been historically.
- 5.13 In addition, it is also considered that at least one new settlement will be delivered to the south-east of Cambridge, with ease of commuting to CSET. In total eightsites have been submitted as potential new settlements within close proximity to the CSET Travel Hub. They are listed in Table 3 and Table 4 below:

Greater Cambridge New Settlement Sites

Site	Call for Sites Ref.	Date Submitted	Amount	Deliverability	Location
Land to the east of Linton (Site discounted – not suitable, deliverable or developable, see HELAA appendix D)	40331	November 2021	7000 units	2028-2048	
Land to east of Linton, Linton (Site discounted – not suitable, deliverable or developable, see HELAA appendix D)	40301	November 2021	400 units	2029-2035	
Land to the north, east and south of Six Mile Bottom (Site discounted – not suitable, deliverable or developable, see HELAA appendix D)	40078	November 2021	2000 units	2024/25 - 2040	

Greater Cambridge New Settlement Sites

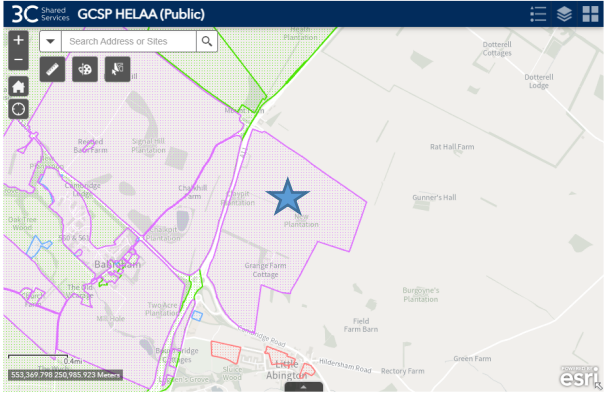
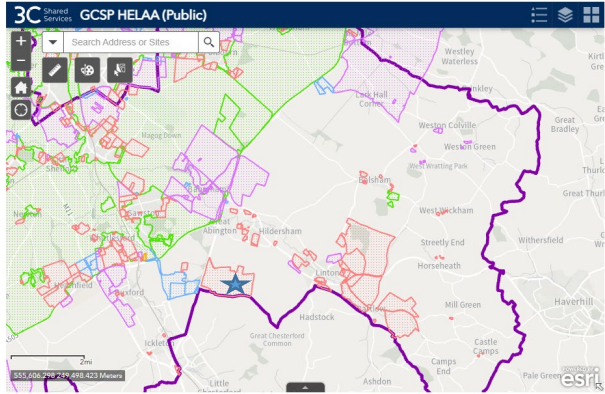
Site	Call for Sites Ref.	Date Submitted	Amount	Deliverability	Location
Land at Grange Farm, east of A11 & north of A1307. Little Abington.	59401	July 2022	Residential: 4,000-5,000 Commercial: 2500-5000	No response	
Land between Great Abington and north of Great Chesterford (Site discounted – not suitable, deliverable or developable, see HELAA appendix D)	40352	July 2022	1000	2025-2035	

Table 3 site for new settlements in proximity to CSET that have been submitted as part of the Greater Cambridge Local Plan

Uttlesford

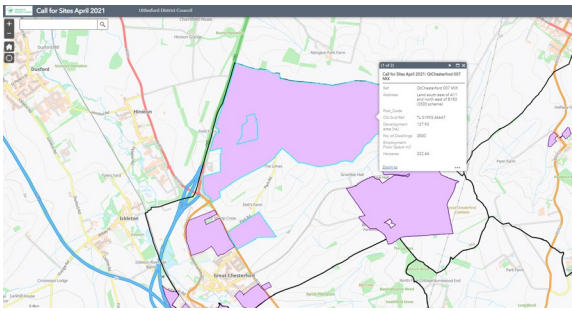
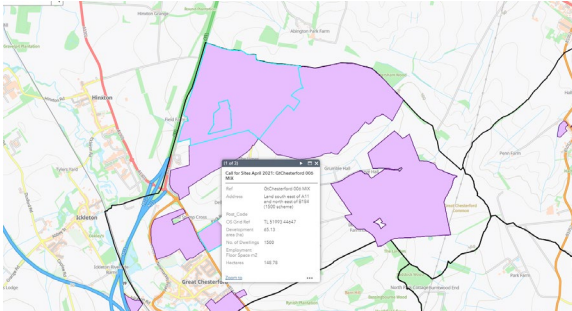
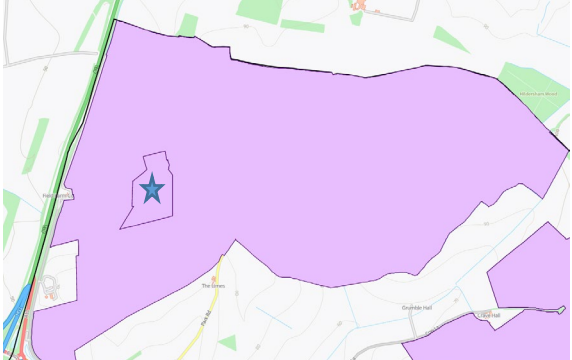
Site	Call for Sites Ref.	Date Submitted	Amount	Deliverability	Location
Land south east of A11 and north east of B183 (3500 scheme)	Gt Chesterford 007 MIX	CFS April 2021	3500 dwellings 127.93 Ha	Details not available on council's website	
Land south east of A11 and north east of B184 (1500 scheme)	Gt Chesterford 006 MIX	CFS April 2021	1500 dwellings 65.13 Ha	Details not available on council's website	
Field House Farm Field Farm Drive Great Chesterford	Gt Chesterford 008 RES	CFS April 2021	200	Details not available on council's website	

Table 4: Great Chesterford North Garden Settlement as submitted as part of Uttlesford emerging Local Plan

5.14 At the present time none of the sites have an allocation within either the Greater Cambridge Emerging Local Plan or the Uttlesford Emerging Local Plan. However, it is understood that the two sites within Uttlesford, to the north of Great Chesterford, having a combined capacity of 5000 dwellings, are being seriously considered for allocation as part of the emerging Local Plan. This site has the potential to be delivered within the next 10-20 years. The remaining sites are not likely to be delivered in the immediate term, however, for reasons explained in above, it is considered likely that at least one of the other new settlements within this area will be delivered in the longer term (after 2040). This is clearly a speculative position at this stage, but represents a professional opinion of where growth could be allocated.

6. CONCLUSION

- 6.1 This Technical Note has provided a planning review of likely growth strategy within the Greater Cambridge Area and the Cambridge Sub-Region, to assess if future housing and employment growth justifies the case for CSET particularly in light of the objectives set for the project. It also assessed developments outside of the County where they are in close proximity to CSET.
- 6.2 From this assessment it is clear that employment growth in the Greater Cambridge Area has been substantially greater than housing delivery year on year since 2012 and there is additional evidence that this trend dates back to the 1990's. It has also been clear that in the past, the number of jobs to be created within the Greater Cambridge Area has been significantly underestimated, and the international importance of Cambridge, particularly for life-sciences, has resulted in employment growth being substantially above predicted levels within Adopted Local Plans.
- 6.3 It is my professional opinion, based on proposed growth within the emerging Greater Cambridge Local Plan and evidence base studies undertaken by leading research groups such as CBC, CPIER, Cambridge Ahead, Bidwells and Knight Frank, that the level of growth is likely to be substantially higher between 2015 and 2041, than the level of growth identified in adopted Local Plans. I.
- 6.4 Key points from this technical note, which clearly support the notion of higher growth trends in the future are as follows:
- The Greater Cambridge emerging Local Plan is proposing provision of 51,723 dwellings from 2020 up to 2041. Using an average household size of 2.44, this would result in an increase in population within Greater Cambridge of 126,204. This is substantially in excess of the population increase predicted within the adopted Local Plans.
 - 66,600 new jobs are proposed as part of the emerging Local Plan for Greater Cambridge between 2021 and 2041, which again provides a substantial increase in jobs above the existing commitment within the adopted Local Plan.
 - Some 32,259 jobs were created in the Greater Cambridge Area between 2016 and 2022
 - Using the employment growth trend from the last 6 years (which in itself was within a global pandemic) job growth would be approximately 134,412 within the Greater Cambridge Area between 2020 and 2041. Therefore, even accounting for the higher housing growth, the 126,204 population increase as a result of the 51,723 dwellings planned over the same period would be below employment growth if the current employment trajectory is maintained. This is particularly acute acknowledging that a high proportion of the population will be a demographic age where they are not working.
 - Life Sciences have been expanding at a very quick rate. CBC is predicted to accommodate 30% of life-sciences growth in Greater Cambridge within the short term. The allocation to expand CBC within the emerging Greater Cambridge Local Plan, is consistent with the CBC Vision 2050. CBC estimate that by 2031 total employment on site will be 26,000 (up from 17,250 in 2017), with 25,100 visitors (up from 14,500 in 2017). The allocation will result in a further 9,510 jobs being created by 2041 and further visitor trips. CBC identify CSET as a critical part of their overall strategy to facilitate this growth.
 - Outside of Cambridgeshire, it is likely that trips to and from Greater Cambridge, from the settlements of Bury St Edmunds and Haverhill will increase significantly. The two settlements combined have an allocation for over 19,000 new houses within the adopted/emerging West Suffolk Local Plan. Patronage from both settlements to CSET is likely to be high.

- With all of the land around Cambridge being designated as Green Belt, it is my professional opinion that there is a fair possibility of a new settlement being delivered in areas outside of the Green Belt to the south-east of Cambridge, in proximity to the CSET Travel Hub.
 - The government has also announced that it will meet its commitment to build 1 million homes over the parliamentary term, and identified a new urban quarter in Cambridge which will unlock the city's full potential as a source of innovation and talent. The new quarter will create new homes supported by state of the art laboratory facilities and green spaces. The government plan to assemble a 'super-squad' team of leading planners and other experts which will first be deployed in Cambridge to "turbocharge" plans in the city.
- 6.5 All of the above factors, a number of which provide factual trends of growth, provide a clear and compelling case for CSET to provide both economic and transport support for the extreme pressure for employment and housing growth within the Cambridge Sub-Region and within areas of commuting distance to Cambridge.
- 6.6 In regards long term growth after 2041, it is difficult to predict exactly where growth will be planned, however, it appears likely that employment growth in Greater Cambridge will be likely to outstrip the rate of housing delivery and, as a result, the acute need for housing will continue. There has already been a key trend in workers moving to East Cambridgeshire, West Suffolk and Uttlesford, where house prices are lower, to commute to Cambridge, . Accounting for the house prices in Cambridge and that Cambridge is surrounded by Green Belt, in my professional opinion it is reasonably foreseeable that there will be further pressure for housing growth in locations outside of the Green Belt to the east of the City after 2041. This could include the provision for one or two new settlements.
- 6.7 In my professional opinion this anticipated growth in population up to 2040 is likely to cause significant congestion along key arterial routes into Cambridge, particularly the A1307 which provides connections to BRC, GP and CBC, significantly exacerbating congestion. Therefore, with the need for significant housing growth to supplement the anticipated increase in population, which will need to be provided mainly in Greater Cambridge and the surrounding nearby authorities, there is a need for a transformational and strategic public transport network to provide a sustainable and long term travel solution. The A1307 is already under significant pressure from having to carry commuter traffic into and out of Cambridge.
- 6.8 The level of expected future growth in terms of population and employment as set out in the OBC for Cambridge and South Cambridgeshire suggest that existing transport systems do not have the resilience to cope with forecast growth across South-East and Central Cambridgeshire. Without further action, existing public transport deficits could potentially lead to further congestion issues resulting in delays to travel time, road safety concerns and increased carbon emissions. Therefore, there is need for a step change in providing an adequate and sustainable public transport system in order to meet current and future demand and continue to make the Greater Cambridge area an attractive place to work and live. CSET therefore has the potential to not only contribute towards unlocking the identified housing and employment growth strategy for the area but also futureproof against future growth in the long term. Without the CSET scheme, the surrounding settlements such as Haverhill, Newmarket and Bury St Edmunds could struggle to access the CBC which would add pressure to alternative roads. Therefore CSET would add a significant contribution towards meeting current and future needs by providing a rapid, reliable and sustainable public transport services to alleviate existing pressures along the A1307 corridor. The OBC makes a clear case for CSET which would form part of a public transport system to manage travel in and around Cambridge.

Appendices

**Appendix A – GREATER CAMBRIDGE LOCAL PLAN: STRATEGY
TOPIC PAPER: JANUARY 2023**



Greater Cambridge Local Plan Strategy topic paper

Development Strategy Update (Regulation 18 Preferred Options)

January 2023

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0 Introduction

- 0.1 This is the only topic paper produced to inform the Greater Cambridge Local Plan: Development Strategy Update (Regulation 18: Preferred Options).
- 0.2 The topic paper sets out how the preferred option for each relevant policy has been developed, and identifies the Councils' proposed position regarding the Greater Cambridge Local Plan development strategy as at December 2022. The position will be confirmed by committees in early 2023.
- 0.3 This Greater Cambridge Local Plan Strategy topic paper: Development Strategy Update provides an update to selected sections of the [Strategy Topic paper that was published in November 2021 supporting the First Proposals consultation](#). A full version of the Strategy topic paper will be prepared for the draft plan consultation, alongside topic papers for the other Local Plan 'Themes'.
- 0.4 This Strategy topic paper addresses the following policies:
 - Part 1A: Overarching development strategy
 - S/JH: New jobs and homes
 - S/DS: Development Strategy
 - Part 2: Approach to site allocations supporting the preferred spatial strategy:
 - S/NEC North East Cambridge
 - S/CE Cambridge East
 - S/CBC Cambridge Biomedical Campus
- 0.5 For each policy, the sections are presented in a consistent format with sufficient information to provide a comprehensive appreciation of the background to and development of the preferred option. Each section builds upon relevant content set out in the Strategy topic paper 2021 which supported the First Proposals consultation.
- 0.6 This Strategy topic paper refers to summaries of and responses to issues arising from First Proposals representations. Greater detail on representations made can be read in the Consultation Statement published alongside this topic paper.
- 0.7 The section structure for each policy is as follows:
 - Issue the Plan is seeking to respond to
 - Policy context update (identifying changes to the policy context that informed the First Proposals consultation)
 - Summary of issues arising from First Proposals responses
 - New or updated evidence

- Draft policy approach, reasons and alternatives considered (drawing on all previous sections including the policy context update, issues arising from First Proposals responses, and new or updated evidence)
- Response to issues raised in representations (N.B. While the responses to issues raised in representations are provided in a concise form, these responses draw on the detail set out in the sections referred to above)
- Further work and next steps

0.8 A Local Plan must be informed by consultation and engagement as well as statutory processes, such as Sustainability Appraisal and Habitats Regulations Assessment, and the requirements of national planning policy. Noting the limited scope of this Development Strategy Update:

- A Sustainability Appraisal Addendum has informed consideration of the relevant issues. This forms part of the overall Development Strategy Update and its key findings are summarised below.
- To assess the impacts of a plan in relation to Habitats Regulations Assessment, it is necessary to understand the broad locations of proposed growth. This Development Strategy Update does not identify any new locations for growth. As such, no new evidence has been generated relevant to the Development Strategy Update that would have an impact on conclusions made by the Habitat Regulations Assessment reports that supported previous stages of plan making.

0.9 Full Sustainability Appraisal and Habitat Regulations Assessment reports will be completed to inform preparation of the draft Local Plan.

Part 1A: Overarching development strategy

1 S/JH: New jobs and homes

Issue the Plan is seeking to respond to

- 1.1 This section explains the approach taken to confirming objectively assessed needs set out in Policy S/JH: New jobs and homes, building on the explanation provided within the [Development Strategy Topic Paper published alongside the First Proposals \(Regulation 18: The Preferred Options\) Consultation 2021](#).

Policy context update

- 1.2 There have been no changes to the National Planning Policy Framework and associated Planning Practice Guidance content relevant to identifying needs for jobs and homes that informed the 2021 First Proposals.
- 1.3 A [Ministerial Statement was issued by the Secretary of State for Levelling Up, Housing and Communities on 6 December 2022](#). This focuses on forthcoming changes to the planning system. It states that, 'I will retain a method for calculating local housing need figures, but consult on changes. I do believe that the plan-making process for housing has to start with a number. This number should, however, be an advisory starting point, a guide that is not mandatory.'

Summary of issues arising from First Proposals responses

- 1.4 Issues raised in representations included:
- **Arguments to consider higher jobs/homes figures:** comments welcomed the decision to exceed the housing target derived from the national 'standard method' for calculating the number of new homes; other comments stressed the economic strengths of Greater Cambridge and, therefore, wanted the higher jobs forecast to apply and for this to influence a higher housing target.
 - **Arguments to adopt Standard Method minimum homes:** the need for growth was questioned by a range of consultees concerned over impacts on climate change, water supply, water quality, transport and healthcare infrastructure, quality of life and local character. N.B. A significant number of comments were attributed to Policy S/DS: Development strategy questioning planning for more than government's Standard Method minimum.
 - **Jobs forecasts challenges:** reasons given to justify use of a higher forecast included: higher predictions in the Cambridgeshire & Peterborough Independent Economic Review, higher growth trends,

housing affordability, the need to reduce commuting and to maintain the area's economic success.

- **Methodology challenges:** detailed technical evidence challenged the methodology for and approach to calculating jobs and homes targets.
- **Need to account for COVID-19 and other changes:** challenges associated with forecasting jobs and homes over the plan period relating to Brexit and the COVID-19 pandemic.
- **Planning for industrial space:** the need to assess and reflect recent growth trends in the logistics sector and demand for manufacturing space.

New or updated evidence

- 1.5 The First Proposals made clear that we would update our evidence ahead of preparing the draft Local Plan, in particular to ensure we understood the potential longer-term impacts of COVID-19 for the objectively assessed need for jobs and homes. Following comments to the First Proposals regarding the plan period the Councils confirmed the plan period 2020-41 remains appropriate given the requirements to look ahead at least 15 years, balanced with the greater level of uncertainty associated with forecasting development needs over a longer period. This period has been used to inform the evidence base.
- 1.6 We commissioned the Greater Cambridge Economic Development, Employment Land and Housing Relationships 2022 report (EDELHR) to update our understanding of employment and housing needs. The EDELHR comprises a proportionate check of the published Employment Land and Economic Development Evidence Base 2020 (ELEDs) and the associated Housing and Employment Relationships Report 2020, drawing on up to date data and accounting for substantive representations on completed Local Plan consultations. Elements of the work comprise:
- A property market review and review of contextual economic evidence particularly reflecting latest information and impacts resulting from the COVID-19 pandemic.
 - Review of employment forecasting, drawing upon latest available data and completed in a way that is consistent with the approach taken in the published ELEDs, and assessing the employment floorspace implications for the Local Plan.
 - Review of the Housing and Employment Relationships Report 2020 (HERR), considering the employment implications of Government's Standard Method minimum Local Housing Need, and the housing implications of the employment forecasting referred to above.
- 1.7 Key findings from latest data include that:
- Whilst COVID-19 led to a fall in employment in population-related sectors such as construction, retail, food & accommodation and the arts & recreation, it is

notable that investment-led, knowledge intensive sectors such as life science and ICT have generally remained resilient or seen growth.

- The Census showed that Cambridge's population in 2021 in particular was 7,000 people higher than had previously been estimated by national or local sources. Accounting for this stronger than expected population growth influences a higher outlook for population-related sectors within the baseline future forecast for total employment.
- As per the ELEDS 2020, looking over a longer period (2011-20) and drawing on stakeholder engagement, key knowledge intensive sectors of health and care, ICT, professional services (including Research and Development, Head offices & management consultancies / Architectural & engineering services), and Other manufacturing & repair (relating to the manufacture of items supporting the life sciences sector) have seen exceptional rates of growth since 2011 and are expected to perform above the baseline forecasts. These sectors are expected in particular to drive economic performance in the Greater Cambridge economy.
- Stakeholders are broadly of the view that Greater Cambridge, notably life sciences, is in a fast growth cycle at present that will continue for a period but that a slow-down in the medium term can be expected. A key question is therefore the rate of return to a slower average. The alternative forecasts reported below reflect the uncertainty regarding this question.

1.8 Drawing on these findings, the updated evidence identifies:

- an updated calculation of the government's Standard Method minimum homes and the jobs that this would support (we describe this later in the Topic paper as the 2022 minimum growth level);
- a 'central' most likely employment forecast - reflecting some continuation of exceptional rates of overall growth since 2011 (this continuation is longer than assumed in the ELEDS 2020 noting that as above, employment data published subsequent to that report shows a continuation of previously seen fast growth) before reverting gradually towards the longer term 2001-20 average, representing a longer term view allowing for future cycles and shocks - and the homes required to support this (we describe this later in the Topic paper as the 2022 medium growth level);
- a 'higher' less likely outcome - relying on the continuation of exceptional rates of overall growth since 2011 with a much more gradual slow down than in the central scenario - and the homes required to support these (we describe this later in the Topic paper as the 2022 maximum growth level).
- As for the ELEDS 2020, for the central and higher employment scenarios our consultants identified the homes required assuming Census 2011 commuting patterns (noting that full Census 2021 commuting data will not be available for some time, and that even when published it will reflect COVID-19 conditions which may not be reflective of longer term trends), and also completed a further

sensitivity test incorporating a 1:1 commuting assumption for all jobs above those supported by standard method minimum homes. For the central scenario, the forecast total jobs in 2041 is similar to the forecast at the same date in the 2020 report. However, the 2020 report (based on 2017 data) was based on an estimate of the anticipated 2020 jobs total, which proved to be lower than had been anticipated, noting that the pandemic led to reduced growth for 2020. With this 2020 data now available, the change in total jobs 2020-41 is greater to reach a similar 2041 outcome.

- 1.9 The table below sets out adopted Local Plan and Greater Cambridge Local Plan First Proposals jobs and homes figures, alongside 2022 growth level options for homes and jobs including varying commuting scenarios for relevant growth levels.

Table 1: Previously identified and 2022 employment and housing growth levels

Growth scenario	Employment (jobs) 2020-41	Employment (jobs) per year	Housing (dwellings) 2020-41	Housing (dwellings) per year
Local Plans 2018 (2011-31)	44,100	2,205	33,500	1,675
2021 Greater Cambridge Local Plan First Proposals	58,500	2,786	44,400 (rounded up)	2,111
2022 Standard Method based "minimum" growth level	43,300	2,062	37,149	1,769
2022 Central "medium" growth level (1-1 commuting scenario)	66,600	3,171	51,723	2,463
2022 Central "medium" growth level (2011 Census commuting)	66,600	3,171	47,964	2,284
2022 Higher "maximum" growth level (1-1 commuting scenario)	76,700	3,652	58,023	2,763
2022 Higher "maximum" growth level (2011 commuting)	76,700	3,652	53,109	2,529

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 1.10 The proposed policy approach remains, as in the First Proposals, that the level of homes associated with the central ‘most likely’ employment scenario, described as medium growth level, is considered to represent the objectively assessed need for homes in Greater Cambridge, assuming that all the additional homes generated by forecast jobs above those supported by the Standard Method will be provided in full within Greater Cambridge (1-1 commuting scenario as above). However, the actual numbers should be updated to reflect the conclusions of the updated assessment contained in the Councils’ updated 2022 employment and housing evidence.
- 1.11 Our updated objectively assessed needs for development in the period 2020-41 are therefore:
- 66,600 jobs
 - 51,723 homes, reflecting an annual objectively assessed need of 2,463 homes

Reasons for draft policy approach

- 1.12 As noted above, the EDELHR considered the 2022 central employment scenario (also described as medium growth level) to be the most likely outcome, allowing for future cycles and shocks.
- 1.13 Greater Cambridge’s economy hosts internationally significant clusters of Life Science, ICT and Professional Services and Advanced Manufacturing businesses, which continue to show strong growth despite the impacts of the pandemic, as evidenced by the EDELHR. In the context of national planning policy requirements for local plans to support economic growth and productivity, the 2022 medium level of jobs is considered to represent the objectively assessed need for jobs in Greater Cambridge for the plan period to 2041. This is consistent with the approach taken to identifying our objectively assessed needs for the First Proposals 2021 consultation.
- 1.14 The EDELHR also identified that the medium level jobs would generate a need for 51,800 homes (reflecting an annual objectively assessed need of 2,463 homes per year, which is rounded for the plan period), assuming all the additional homes to support the additional jobs (being those above the jobs supported by the standard method homes) are located in Greater Cambridge. This would have the effect of providing opportunities for workers in those additional jobs to live close to where they work, thereby mitigating against additional longer distance commuting beyond that assumed by Standard Method, therefore contributing to the aim of the Local Plan of ensuring that development is sited in places that help to limit carbon emissions. The total homes associated with the medium jobs are considered to represent the

objectively assessed need for homes in Greater Cambridge. The approach taken, in terms of identifying a housing need that meets the central most likely expected jobs growth, is a very significant step that would help limit further affordability pressures associated with housing delivery lagging behind employment, in contrast to the alternative of identifying our need to be the Standard Method housing figure. The housing need methodology includes specific adjustments in line with the Standard Method approach to address any previous suppression of household formation, thereby further addressing affordability challenges.

- 1.15 The EDELHR Report also demonstrated that if existing commuting patterns were carried forward, the homes that would be provided in Greater Cambridge would be 48,000. However, this approach would not contribute to the Local Plan aim of ensuring that development is sited in places that help to limit carbon emissions. In addition, there is no certainty that neighbouring authorities would plan for the additional homes in their local plans in order to support the economy in Greater Cambridge. The approach to employment land and housing provision to meet the objectively assessed needs is considered under S/DS: Development Strategy.

Additional alternative approaches considered

2022 maximum level of homes, associated with higher employment scenario

- 1.16 As noted above, the EDELHR stated that the higher employment scenario is 'a less likely outcome as it overly relies on the continuation of recent high rates of overall growth'. As such, the 2022 maximum level of homes, associated with the higher employment scenario, is not considered to represent the objectively assessed need for homes in Greater Cambridge, and would therefore not be a reasonable alternative.

2022 Standard Method minimum homes and related jobs

- 1.17 The EDELHR 2022 found that planning for the standard method housing figure set by government would not support the number of jobs expected to arise between 2020 and 2041. It would also be a substantially lower annual level of jobs provision than has been created over recent years. Planning for this housing figure would risk increasing the amount of longer distance commuting into Greater Cambridge, with the resulting impacts on climate change and congestion.
- 1.18 As such, 2022 Standard Method local housing need and the related number of jobs that that would support, are not considered to represent the objectively assessed need for homes and jobs in Greater Cambridge, and would therefore not be a reasonable alternative.

Response to issues raised in representations

1.19 Responses to issues raised in representations include:

- **Arguments to consider higher jobs/homes figures:** The EDELHR takes a robust approach to calculating the most likely employment outcome, allowing for future cycles and shocks. The EDELHR stated that the higher employment scenario is ‘a less likely outcome as it overly relies on the continuation of recent high rates of overall growth’. As such, the 2022 maximum level of homes, associated with the higher employment scenario, is not considered to represent the objectively assessed need for homes in Greater Cambridge, and would therefore not be a reasonable alternative.
- **Arguments to adopt Standard Method minimum homes:** Regarding comments questioning why we should plan for more than government’s Standard Method minimum, the EDELHR found that planning for the Standard Method housing figure set by government would not support the number of jobs expected to arise between 2020 and 2041. It would also be a substantially lower annual level of jobs provision than has been created over recent years. Planning for this housing figure would risk increasing further the amount of longer distance commuting into Greater Cambridge, with the resulting impacts on climate change and congestion. As such, 2022 Standard Method local housing need and the related number of jobs that that would support, are not considered to represent the objectively assessed need for homes and jobs in Greater Cambridge, and would therefore not be a reasonable alternative. Responses to comments regarding the negative implications of growth are relevant to provision of homes and employment floorspace in response to identified needs. As such they are addressed in Policy S/DS: Development strategy.
- **Methodology and jobs forecasts challenges:** The EDELHR takes a robust approach to identifying the most likely jobs forecast, drawing upon latest available data in a way that is consistent with the approach taken in the published ELEDs. The approach to identifying the housing that would be needed to support this incorporates an assumption of providing opportunities for workers in those additional jobs to live close to where they work, thereby mitigating against additional longer distance commuting beyond that assumed by Standard Method. This approach would also help limit further affordability pressures associated with housing delivery lagging behind employment, in contrast to the alternative of identifying our need to be the Standard Method housing figure.
- **Need to account for COVID-19 and other changes:** The EDELHR approach takes account of latest jobs growth data, COVID-19 and home working trends and Census 2021 data and interviews with stakeholders.

- **Planning for industrial space:** The EDELHR considers updated property market data, supply trends and market signals as part of its recommended approach to identifying industrial/warehousing sector needs.

Further work and next steps

- 1.20 Ahead of the draft plan we will explore the evidence of needs for other elements of policy S/JH: New jobs and homes, including:
- Accommodation needs for pitches, plots, moorings and other forms of specialist housing
 - Neighbourhood plan housing targets
- 1.21 We will consider the need to update our evidence regarding jobs and homes needs further at later stages of plan-making.

2 S/DS: Development strategy

Issue the Plan is seeking to respond to

- 2.1 Having regard to the objectively assessed needs for homes and jobs identified in the previous section, this section explains the approach taken to:
- Confirming employment provision and housing targets for the plan so far as we are able at this point, including exploring the environmental, social and economic impacts of meeting the identified objectively assessed needs. Any issues arising from the Duty to Cooperate are also taken into account.
 - Confirming the distribution of development so far as we are able at this point.

Policy context update

- 2.2 There have been no substantive changes to the National Planning Policy Framework and associated Planning Practice Guidance content relevant to determining a development strategy, that informed the 2021 First Proposals.
- 2.3 As for the First Proposals, the overarching policy requirement is set out at [National Planning Policy Framework paragraph 35b](#), which states that plans are sound if they are “Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence”. The discussion below includes consideration of reasonable alternatives and evidence findings informing the process being followed to arrive at “an appropriate strategy”.
- 2.4 A Ministerial Statement was issued by the Secretary of State for Levelling Up, Housing and Communities on 6 December 2022. This focuses on forthcoming changes to the planning system. It states that, ‘It will be up to local authorities, working with their communities, to determine how many homes can actually be built, taking into account what should be protected in each area - be that our precious Green Belt or national parks, the character or an area, or heritage assets. It will also be up to them to increase the proportion of affordable housing if they wish.’

Summary of issues arising from First Proposals responses

- 2.5 Issues raised in representations included:
- **Arguments for more development:** proposals for more employment and housing, in order to support economic growth, reduce in-commuting, deliver more affordable housing, and to provide a more flexible supply of homes.
 - **Arguments for less development:** comments seeking less development noted: the circular nature of planning for more and more growth, climate and nature impacts, harm to quality of life and the character of the area, that development

will compound affordable housing challenges and existing inequality, or that the proposal is higher than government's standard minimum housing need.

- **Providing flexibility:** requests to build flexibility into housing and employment land supply.
- **Housing delivery challenges:** comments seeking further evidence to support the Councils' assumptions on lead-in times and build out rates for strategic sites and in particular the site specific housing trajectories for North East Cambridge, Cambridge East, North West Cambridge, Northstowe, Waterbeach New Town, Cambourne, and Bourn Airfield New Village. Requests for the windfall allowance to be reconsidered, as developers/promoters highlight that future supply from windfall sites is unlikely to match historic delivery.
- **Need for supporting infrastructure:** recognition that the higher growth level option will require infrastructure funding, including for transport, water and electricity infrastructure.
- **Need to consider water supply:** Environment Agency and Natural England stated concern whether the growth proposed can be sustainable without causing further deterioration to the water environment. Expressed intention, with Cambridge Water and Anglian Water, to work collaboratively with the Councils to explore the issue further.
- **Need to account for COVID-19:** comments suggested reconsidering the strategy in light of COVID-19.
- **Overarching development strategy challenges:** wide ranging in-principle support for climate focused development strategy. Conversely, ~100 individuals supported the Friends of the River Cam letter objecting to the plan on the grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining the Levelling Up agenda, democratic deficit in process and evidence base.
- **Scale of development challenges:** Landowners/developers argued that that the strategy relied too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, and proposed that the plan should include a greater number of smaller sites, particularly at villages; concern about the accelerated delivery rates assumed at strategic sites.
- **Need to consider transport and other infrastructure provision, including East West Rail:** Limited concern at reliance on East West Rail and/or objection to East West Rail project. Limited concern whether transport and other infrastructure would cope with the pressure generated by the development proposed in the plan.
- **Spatial directions/broad locations challenges:** Limited comments proposed more development in Rural Southern Cluster to rebalance distribution. Limited support and objection to densification of Cambridge urban area as a broad location; for Edge of Cambridge – Green Belt: support for specific releases;

affected parish councils urged greater separation. For the Rural area, individuals and parish councils supported the limits on rural development proposed in the plan.

New or updated evidence

Employment and housing provision

In principle approach to employment provision

- 2.6 Having regard to the objectively assessed needs for homes and jobs identified in the section above, this section explains the EDELHR's recommendations regarding planning for employment land to support economic growth.
- 2.7 To identify the forecast need/requirement for office, Research and Development (R&D) and industrial/warehouse floorspace up to 2041, the EDELHR draws on:
- 2.8 The labour demand (amount of employment employers will seek to hire) and labour supply (number of people seeking work) model forecasts,
- recent trends in the amount of floorspace completed and available for occupation (completions), and
 - market signals.
- 2.9 Within these forecasts margins are added to provide a flexible supply and choice of sites, and a percentage allowance to reflect the expectation that a level of vacancy is necessary in stock to allow for choice and churn.
- 2.10 The identified floorspace requirements are as follows:
- For offices all labour demand and supply models result in higher needs than identified in the 2020 ELEDs largely due to positive changes in the outlook for the professional services sector and improved integration with market signals. Taking these market signals into account, and planning positively for growth, a future need of 289,700 square metres (sqm) of office floorspace is considered appropriate. For R&D premises, the completions trend sits above the central and high labour models, however the completions are heavily influenced by a single development. A centred position of planning for a need of around 600,000 sqm of R&D floorspace is considered to be appropriate. This figure balances a range of factors including the need to provide a good choice of sites.
 - For industrial and warehouse needs the labour demand scenarios report a circa 40-60,000 sqm floorspace requirement. It is considered appropriate to factor in some replacement of losses in the future to reduce market pressure. Between 25% and 50% of past losses are recommended for

replacement, after considering market signals, which results in a preferred need of around 200,000 sqm.

- 2.11 The EDELHR report notes that, given the identified committed future supply and with the proposed additional supply at North East Cambridge, Cambridge East and West Cambridge, emerging Local Plan allocations are likely to be able to fulfil the shortfall in office and R&D needs. However, it suggests that the industrial and warehousing space may need further provision which should include a combination of traditional industrial units with wholesaling / servicing, manufacturing, mid-tech units and more warehouse and distribution focused units.
- 2.12 In principle we consider that we should plan positively to provide new land for the identified undersupply in particular types of employment, unless evidence identifies an insurmountable problem with achieving that in a sustainable way. This would reflect the NPPF's requirement at paragraph 81 that 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'. This positive approach would ensure a flexible supply over the plan period and beyond, recognising the particular needs of the Greater Cambridge economy.
- 2.13 We will continue to review anticipated supply from existing commitments and potential allocations as we move towards the draft plan stage.

[In principle approach to housing provision](#)

- 2.14 As with employment, the Councils' intention is also to meet the objectively assessed needs for housing identified within Greater Cambridge over the plan period, unless evidence identifies an insurmountable problem with achieving that in a sustainable way that takes account of infrastructure capacity and can be demonstrated to be capable of being delivered.
- 2.15 We have not prepared an updated housing trajectory of anticipated supply from existing commitments for this Development Strategy Update due to it being an interim stage in the plan making process. However, having compared the [Greater Cambridge Housing Trajectory \(1 April 2022\)](#) and the housing trajectory included within First Proposals, we consider that if we were to have updated the housing trajectory to calculate the current amount of committed supply it would show a similar number of dwellings to that set out in the First Proposals. Using the committed supply position set out in the First Proposals of 37,200 dwellings, under the 2022 medium growth level the balance to find for the period 2020-41 would be around 14,600 homes excluding a 10% buffer (19,800 homes including a 10% buffer). This compares to First Proposals 2021 figures of 7,200 excluding a 10% buffer (11,640 including a 10% buffer). This means that if all the sites and delivery assumptions

identified in the First Proposals were included in the draft plan, additional sites to deliver around a further 7,400 homes excluding a 10% buffer (8,160 homes including a 10% buffer) would need to be identified to be delivered in the plan period to 2041, in order to meet the 2022 medium growth level.

- 2.16 As part of preparing the draft Local Plan, we will update the housing trajectory to show up to date information on anticipated supply from existing commitments and new allocations, which we will use to demonstrate how we will meet our housing requirement once that has been settled having regards to other factors highlighted in this topic paper. The housing trajectory will be prepared, where possible, following engagement with developers/promoters on the sites included within it, so that we understand their aspirations in terms of the delivery strategies and timetables for their sites. We also have recommendations from the [Housing Delivery Study for Greater Cambridge](#) (2021) on build out rates and lead in times for sites, that we can use for any sites where we are unable to engage with the developer/promoter or which can act as a 'sense check' when considering developers/promoters assumptions. The Housing Delivery Study (2021) also provides evidence to justify the continued delivery of windfall sites in Cambridge and South Cambridgeshire, and recommends a windfall allowance for use by the Councils.
- 2.17 We received representations on the First Proposals that related to the recommendations included in the Housing Delivery Study for Greater Cambridge (2021) and earlier [Interim Findings](#) (2020), and also how they had been used by the Councils in developing the housing trajectory included within First Proposals. The Councils therefore commissioned AECOM to review the representations made related to housing delivery, specifically windfalls, lead-in times and build out rates.
- 2.18 The Housing Delivery Study for Greater Cambridge – Addendum (2022) sets out AECOM's recommendations for responding to the representations relating to housing delivery. The following paragraphs provide a response to the issues raised in the representations, taking account of AECOM's recommendations, and set out why the Councils consider that it is appropriate to continue to use the recommendations on windfalls, lead-in times and build out rates from the Housing Delivery Study (2021) in preparing the housing trajectory for inclusion in the Local Plan.

Lead-in times and build out rates

- 2.19 The Housing Delivery Study (2021) and earlier Interim Findings (2020) provide a detailed analysis of housing delivery in Greater Cambridge, along with tables of data comparing build out rates and lead in times for strategic scale developments across the OxCam Arc and to Lichfield's Start to Finish report recommendations, and a

literature review of published housing delivery information including from Inspectors' Reports and other research reports.

- 2.20 From their research, AECOM within the Housing Delivery Study (2021) recommend to the Councils a series of assumptions for lead-in times and build out rates for strategic and non-strategic sites, and depending on the location and / or anticipated housing mix for the site. For strategic sites, the recommendation is that the lead-in time from allocation to first completions is 8-9 years where some form of supplementary guidance is required such as a masterplan, design guide/code or Supplementary Planning Document (SPD), but that if this guidance was incorporated into the Local Plan allocation then this could shorten the lead-in time by 2-3 years. AECOM also allow for variations from its recommendations where there is site specific evidence to support a different approach. For new settlements, the recommendations are that a peak of 300 dwellings a year is achievable, where there is number of different housebuilders each with their own sales outlets, and following a gradual build up over several years and before there is a gradual decrease at the end of the build out of the development. The Housing Delivery Study (2021) highlighted Modern Methods of Construction as a way of increasing housing delivery, but the recommended build out rates are based on sites providing a variety of products through a number of sales outlets, and are not solely based on homes being delivered by this one method.
- 2.21 Although, 300 dwellings a year is higher than the 250 dwellings a year the Councils have previously assumed for new settlements and strategic sites on the edge of Cambridge, the Councils have evidence from developers that they are anticipating this higher level of annual completions. In collecting data for the annual update to the Greater Cambridge Housing Trajectory, officers have received information from Homes England that annual completions of 250-300 dwellings a year are anticipated for Phase 2 at Northstowe and similarly for Phase 3 at Northstowe, and from David Lock Associates (on behalf of Urban & Civic) that annual completions of 250 dwellings a year are anticipated for Waterbeach New Town (WNT) West, with similar rates anticipated for WNT East from Boyer Planning (on behalf of RLW Estates).
- 2.22 In preparing the housing trajectories for each of the existing strategic sites as part of the annual update to the Greater Cambridge housing trajectory, the Councils take into account the anticipated delivery of specific transport infrastructure required through planning conditions to be in place before occupations reach specific levels. The lead-in times for each of the new strategic sites included in the First Proposals are based on the recommendations from the Housing Delivery Study (2021), but taking account of site specific information including the likely delivery of specific infrastructure or the relocation of existing uses.

2.23 Considering the delivery timetables across the whole of their build out for each of the strategic sites on the edge of Cambridge and at new settlements, the Councils' assumptions as included in the First Proposals housing trajectory are consistent with the recommendations set out in the Housing Delivery Study (2021) in terms of build out rates and lead in times. The housing trajectories for all the strategic sites assume a gradual build up, followed by a number of years delivering peak housing completions, before gradually slowing down towards the end of the build. The only instances of housing completions over the peak annual housing completions recommended are in the earlier years on existing sites where the Councils have information on actual completions. The average build out rates across the whole of the delivery timetable for the majority of these strategic sites are lower than or within the recommended range set out in the Housing Delivery Study (2021). The average build out rates across the whole of the delivery timetable for Northstowe and Waterbeach New Town are slightly higher than the range recommended in the Housing Delivery Study for Greater Cambridge (2021), but still lower than the peak build out rate. The Housing Delivery Study – Addendum (2022) confirms that this is a reflection of the scale of these new towns of 10,000+ dwellings, compared with the more modest examples used in the study, and that the lifetime average of a scheme of 10,000+ homes will inevitably be higher than for a more modest strategic development.

2.24 Having considered the issues raised in the representations on the First Proposals, AECOM in the Housing Delivery Study – Addendum (2022) have confirmed that the recommendations in the Housing Delivery Study (2021) for lead-in times and build out rates are realistic and reliable for use in plan-making in the Greater Cambridge area.

Windfalls

2.25 In calculating anticipated housing completions from windfall sites within the plan period, the Councils have considered whether there is compelling evidence that windfall sites will continue to be a reliable source of housing supply, as required by the NPPF (2021). The Housing Delivery Study (2021) considers historic delivery from windfall sites within Greater Cambridge, and provides recommendations in terms of levels of future anticipated housing supply from windfall sites. The Housing Delivery Study – Addendum (2022) continues to provide justification that windfall sites will continue to be a reliable source of supply.

2.26 The Councils will review the definition of a windfall site included in the glossary of the plan as part of the preparation of the draft Local Plan. However, the NPPF 2021 defines windfall sites as “sites not specifically identified in the development plan”, and this was the definition used to identify completed dwellings on windfall sites when considering historic delivery. Therefore, dwellings completed on sites not

allocated within the development plan that were greenfield, previously developed land or garden land, were all included in the calculations as set out in the Housing Delivery Study (2021) and this is clarified in the Housing Delivery Study – Addendum (2022). Within South Cambridgeshire, the Council had historically excluded, from their calculations of historic delivery, dwellings completed on specific windfall sites that were permitted as a departure to the development plan while the Council was unable to demonstrate a five year supply, due to these sites not being a trend that will continue into the future. AECOM in the Housing Delivery Study (2021) continue to recommend this as the correct approach, with the historic delivery figures in Table 4 excluding any dwellings completed on these ‘five year supply’ sites. This is also confirmed in the Housing Delivery Study – Addendum (2022).

2.27 The Councils’ planning policies for windfall housing developments within both Cambridge and South Cambridgeshire, which restrict housing development to within the defined boundaries of each of their settlements and to particular types of housing development within the countryside, have been in existence now for over 15 years, and there has been a continued supply of windfall sites for housing brought forward and completed during this time. There will always be new opportunities to redevelop sites within settlements, and this is supplemented by permitted development rights that now enable a greater number of new homes to be delivered both within the countryside through the change of use of agricultural buildings or within settlements through the change of use of non-residential buildings. The Councils are proposing to retain their planning policies for windfall housing developments largely unchanged in the Greater Cambridge Local Plan, and therefore a supply of windfall sites will continue to come forward within the plan period.

2.28 The Councils’ adopted Local Plans both include planning policies for resisting inappropriate development in gardens, and this is consistent with the NPPF (2021). These policies do not prevent new homes being permitted on garden land, but ensure that specific issues have been addressed before any development proposal is permitted. The NPPF (2021) no longer specifically requires dwellings completed on garden land to be excluded from any calculations of delivery from windfall sites. Dwellings completed on garden land will therefore continue to come forward, even with the Councils proposing to retain the policy approach to resist inappropriate development in gardens in the Greater Cambridge Local Plan. The Housing Delivery Study for Greater Cambridge (2021) justifies this approach of considering housing completions on garden land within the calculations of historic delivery from windfall sites.

2.29 The Councils approach to considering housing delivery from windfall sites is robust, and takes account of historic delivery and future supply as required by the NPPF (2021). Within the housing trajectory in the First Proposals, windfall sites with planning permission account for 12% of anticipated housing supply, the windfall

allowance accounts for 11% of anticipated housing supply, and allocations account for 77% of anticipated housing supply.

- 2.30 Having considered the issues raised in the representations on the First Proposals, AECOM in the Housing Delivery Study – Addendum (2022) have confirmed that the recommendations in the Housing Delivery Study (2021) for windfalls are realistic and reliable for use in plan-making in the Greater Cambridge area.

Duty to Cooperate

- 2.31 We confirm that to date we have received no requests from other authorities to take any of their development needs. At present we are not asking other authorities to take our own objectively assessed needs, however, see the section below under Further work and next steps. We note the comment from East Cambridgeshire District Council responding to the First Proposals consultation, noting that they “may have concerns if, over the coming years, new homes considerably exceeded job growth, or job growth considerably exceeded new homes. Under such scenarios, there could be ‘spill over’ effects on East Cambridgeshire, hence the need for the plan to have mechanisms in place to actively ‘plan, monitor and manage’ for these potential eventualities”. Our approach seeks to manage this risk in identifying needs that provide enough homes to support forecast jobs, however infrastructure and delivery constraints may impact the number of homes and jobs that may be appropriate to plan for and this issue will need to be kept under review as the draft plan is prepared.

Testing of impacts of planning for 2022 growth levels

- 2.32 To explore the environmental, economic and social implications of the updated 2022 growth levels, including the objectively assessed need level, we asked our evidence base consultants to consider the new 2022 minimum, medium and maximum growth levels - being the jobs and homes outputs derived from the Standard Method, ‘central’ and ‘higher’ scenarios respectively as referred to above - in relation to their previous conclusions regarding strategic growth and spatial options assessments in 2020 and 2021. Full analysis of the figures and consultants’ comments are set out in Appendix Jan23-A: Evidence base assessments of 2022 growth levels.
- 2.33 In terms of the scale of the 2022 medium growth level in particular (noting that we consider this to be our objectively assessed need), this is 7,400 homes higher than the 2021 objectively assessed need for the period 2020-41 (also referred to as medium+; see Appendix Jan23-A for more details). A summary of the implications is provided below:

Implications across all evidence bases

2.34 Evidence bases considered that the difference between the 2022 minimum and the 2020 minimum was not material; most evidence bases with the exception of infrastructure considered that the difference between the 2020 maximum and 2022 maximum was not material. Drawing on the above, headline implications of the 2022 medium growth level (which we consider represent our objectively assessed needs) for each evidence base are set out below.

2.35 Noting the significant increase presented by the 2022 medium in relation to the 2020 and 2021 medium figures, all evidence bases stated that the location of that additional growth would have a material bearing on its impacts.

2.36 Environmental implications

- Water: increase development would be likely to present further challenges in how a water supply-demand balance is met without detriment to the water environment. Without knowledge of how Cambridge Water propose to achieve a supply-demand balance it is not possible at this time to indicate whether the 2022 medium proposal is sustainable from a water resources perspective See more on this topic in the following section.
- Net zero: increased growth would cause an overall increase in the amount of carbon shown in the modelling, but note that artificially limiting growth within Greater Cambridge could squeeze that growth into neighbouring areas and simply 'hide' that carbon rather than avoiding it.
- Green infrastructure: increased growth would exacerbate the effects identified in the previous assessments (including pressure on the existing GI network; but conversely opportunities for enhancement of existing areas or provision of new areas. Higher growth options reduce flexibility in being able to target the location of development to minimise impacts on existing assets, or to focus development to where the greatest opportunities can be achieved, and will result in greater land take).
- Landscape: increased growth would be likely to result in changes that may cause greater harm to distinctive local landscape and townscape characteristics/features, depending on the spatial option.
- Heritage Impact Assessment: in terms of the historic environment, the additional growth will most probably increase the risk of significant conflict with policy.

2.37 Economic implications

- Employment: Given the rate of job creation in the past, the 2022 employment evidence recognises this as the most likely outcome for the Greater Cambridge economy. The current level of floorspace commitments in the Greater Cambridge

land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the central scenario, however there is uncertainty regarding industrial and warehousing needs

2.38 Social implications

- Housing delivery: The material increase in annual housing completions from the 2020 medium and 2021 medium+ to the 2022 medium will require significant new sources of supply over and above the additional allocations proposed in the First Proposals. Therefore additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable. See more on this topic in the following section.
- Transport: no significant impact on the ability of the transport network to accommodate the increased growth, but there may need to be additional mitigation both across the local plan area and on a site-by-site basis.
- Infrastructure: the medium and maximum growth options will result in generate significant infrastructure needs over and above the maximum needs we estimated in earlier studies, irrespective of spatial options (the location of growth).

Ensuring a deliverable plan: Water supply

2.39 In consulting on the First Proposals, the Councils were clear that the preferred options set out for the plan were contingent on there being evidence of an adequate supply of water without unacceptable environmental harm. We were awaiting the publication of the draft Regional Water Resources Plan and also Cambridge Water's draft Water Resource Management Plan (WRMP) anticipated in autumn 2022 to provide further information on available supply during the plan period.

2.40 The [Draft Regional Water Resources Plan](#) was published by Water Resources East in November 2022. The plan is clear that "Unless urgent action is taken by all sectors, the region will face severe water shortages. This will constrain agricultural production and curtail economic growth, impacting the region's prosperity and endangering the east's iconic chalk rivers, peatlands and wetlands."

2.41 The main proposals set out in the draft Regional Plan for Cambridge Water's area (which covers the area of Greater Cambridge and a small part of Huntingdonshire District Council's area) are set in the context of considerable reduction in abstraction licenses by the Environment Agency in two stages; first to prevent further deterioration; and then to move towards an 'environmental destination' where the water environment would potentially be restored, focusing first on protected sites. These reductions will require further demand management and considerable new supply side capacity.

- 2.42 The Regional Plan says that additional supply is proposed in the form of a medium term water transfer from Anglian Water's area expected to be operating from around 2030 (or potentially earlier) and in the longer term from the proposed Fens Reservoir expected to be operating from around 2035-37, which has started its process but has not yet progressed to the planning permission stage.
- 2.43 Further detail on the quantum of water supply and how that relates to housing and non-domestic growth will be provided in the Water Company WRMPs. These were due to be published in draft around the same time as the draft Regional Plan but have been delayed. Until such time as they are published and we are able to analyse the detailed proposals it is not clear how water supply will compare with current commitments, the First Proposals growth levels, or the new increased needs for jobs and homes.
- 2.44 We understand that Cambridge Water are working hard to explore how they meet the needs of existing and committed development and also emerging proposals for further growth in our First Proposals, and how they can do this in response to the licence reductions identified by the Environment Agency to protect the water environment. The Regional Plan advises that it is possible that water companies could look to seek a delay to licence cap reductions until later in the 2030s due to an overriding public interest case in providing secure water supplies. This is allowable under Regulation 19 of the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. However, at this point it is not clear whether Cambridge Water will need to go down the route of seeking such a delay in reduction of abstraction, and if even if they did, whether it would be successful.
- 2.45 The local plan making process is a separate process under its own legislation. It will be for the Councils as plan makers to take a view, based on evidence, of the appropriate development strategy including considering all aspects of sustainable development. The Councils' position to date has been that they would seek to meet the identified objectively assessed needs in full in Greater Cambridge but only contingent upon there being no unacceptable harm to the environment. It will be for the Councils to determine how that is defined.
- 2.46 Only once Cambridge Water's draft Water Resource Management Plan is published, and we understand their proposals and water supply available at different stages during the plan period to 2041, will we be in a position to confidently know whether there is potential for there to be sufficient water supply available to meet our increased needs for homes and jobs. If this proves not to be the case, we will need to consider the economic and social impacts as well as the environmental impacts, before the Councils reach an informed judgement of the appropriate housing and jobs targets for the Local Plan. This will include retesting and reconfirming as

appropriate our stance at First Proposals that development levels should not cause any unacceptable environmental harm. Reduced development targets may be necessary to ensure no unacceptable environmental harm to the chalk aquifer and chalk streams. There may be social and equalities impacts of not meeting our housing needs in full such as potentially increasing affordability issues and less affordable housing being provided in the area and climate impacts arising from more longer distance commuting.

2.47 However, what we do understand already is that once the reservoir is operational from around the mid-2030s there will be a significant increase in water supply available which is not reliant on ground water abstraction. The process for bringing forward the new Fens Reservoir is already progressing and given the significance of the proposal to the future water security of the Region, there is considered to be a reasonable prospect that it will be delivered and therefore we can be confident that whatever decision is made for the plan period as a whole, we will be able to plan for further development being completed from the opening of the reservoir in 2035-37. It is the interim period that remains uncertain at this point, although it is expected that the proposed water transfer from Anglian Water will increase supply from around 2030 or possibly earlier.

2.48 It is also clear from this narrative that investment in strategic infrastructure to address water supplies, to enable improvement of the water environment and to support meeting development needs, is a key issue for Greater Cambridge. It is hoped that there may still be further opportunities to speed up delivery of this infrastructure. The Councils will be responding to the water plan consultations and have the opportunity to raise these issues.

Ensuring a deliverable plan: Housing delivery

2.49 In the context of an increased need for jobs and homes and the consequential increase in the annual average delivery rate needed to meet those needs during the plan period, it becomes important to understand the maximum annual housing delivery rates that are considered reasonable to rely on. This is particularly relevant in the context that there could be pressure for even higher delivery rates over the later stages of the plan period once the reservoir is open to help make up any shortfall earlier in the plan period. Given the uplift in average annual housing delivery rates necessary to meet our identified needs in full, it is also important to recognise that this significantly exceeds the average annual rates assumed for the current 2018 Local Plans, but that it will not be possible for any new sites included in the new Local Plan to come forward to add to those rates until the new plan is adopted.

2.50 Given this changing context, further work has been commissioned to supplement our existing housing delivery evidence. The Housing Delivery Study (2021) identified that

the objectively assessed need included in the First Proposals (referred to when being assessed as the medium+ growth level) was considered to be deliverable. The assessment of the higher 2022 medium growth level (in the Housing Delivery Study – Addendum (2022)) concludes that this would be a material increase in annual housing completions from the 2020 medium and 2021 medium+ growth levels, which will require significant new sources of supply over and above the additional allocations proposed in the First Proposals. It also sets out that at this stage it is hard to quantify the tipping point at which delivery in excess of the 2021 medium+ scenario becomes unachievable as this would require a more detailed analysis of the sites likely to form part of the spatial strategy. Therefore, it concludes that additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable. They reach this conclusion drawing on their previous recommendations and conclusions from the Housing Delivery Study for Greater Cambridge (2021) and Interim Findings (2020) that consider issues such as the local housing market and market absorption rates, construction industry capacity, experience elsewhere in the country, and different forms of delivery models.

2.51 The Housing Delivery Study – Addendum (2022) also advises that a stepped housing requirement would be needed. This would address a number of considerations. First it would reflect the uplift in the average annual delivery rate required by the increased housing need and to acknowledge that it is not reasonable to expect that those higher annual rates can be achieved until the new plan is adopted and additional allocated sites, where they are not consistent with the 2018 Local Plans, can receive planning permission and start to deliver new homes. This has the effect of increasing the annual figure for the years remaining once the plan has been adopted. Second it could take account of timing of new water infrastructure becoming available and the opportunity that provides for increasing housing delivery at those points in the plan period, if that proves to be necessary.

2.52 The assessment (in the Housing Delivery Study – Addendum (2022)) also highlights that:

- A diverse housing supply that is flexible to changing circumstances and less reliant on a smaller more concentrated basket of sites would be required to maximise market absorption,
- A housing land supply that is more geographically spread would help to reduce competition, thus better-matching the housing supply with demand, but that this brings its own challenges in terms of infrastructure delivery and could result in a less sustainable spatial strategy,
- A 10% buffer would still be required to provide flexibility over the plan period should sites not progress as intended, and
- Such an unprecedented growth level (with such high levels of annual completions) may be possible if the Councils were able to pursue more

interventionist routes to delivery as this could help the Councils to diversify their housing land supply and lessen reliance on traditional private sector models of housebuilding. However, this will naturally have a limit in terms of additional supply over and above what can be delivered by the private sector alone, and macro-economic challenges and any contraction in funding from Government will continue to impact all development in the short to medium term.

Sustainability Appraisal implications

- 2.53 A Sustainability Appraisal Addendum has been prepared that provides a sustainability commentary on potential alternative options for responding to the new increased level of need for jobs and homes: to either meet the new higher needs in full, or to only provide a proportion of the new needs due to water supply and associated environmental constraints and housing deliverability constraints, particularly in the short to medium term. It recognises there is currently too much uncertainty to say which might be reasonable options but provides a short commentary on the likely direction of economic, social and environmental effects of the two emerging options, compared with the assessment of the preferred option contained in the First Proposals which met the earlier identified level of need.
- 2.54 An option that met need for jobs and homes in full would generate similar positive effects in terms of housing and employment to the First Proposals, and meeting demand would help with aspects including housing affordability and social inclusion. However, providing more development to meet the higher needs would increase likely negative effects on aspects including climate change and air, noise and light pollution, biodiversity, landscape, townscape and historic environment. The greater the extent and scale of growth the greater the potential for negative impacts on the natural and historic environment at both the local and landscape scale. There are proposals to provide additional water supply but there remains uncertainty at this stage on the potential sustainability effects of this. If a spatial strategy for meeting increased needs maintained good access to services and facilities then impacts would remain similar to the First Proposals, but if housing delivery challenges led to a strategy with more smaller sites spread around villages that would have likely negative impacts on access to services and facilities.
- 2.55 Alternatively, an option that did not fully meet growth needs would have more limited impacts on the natural and built environment and help avoid unacceptable environmental harm to the chalk aquifer and chalk streams in Greater Cambridge. However, if fewer homes and jobs were provided in Greater Cambridge, people would likely have to travel greater distances to commute to and from workplaces and access local services and facilities, resulting in more negative effects on access to services and facilities, climate change and air pollution. The impacts would be exacerbated if jobs continue to grow given the strength of the economy and land

supply, whilst new housing was limited. Impacts may be reduced but not eliminated if neighbours were willing and able to accommodate some or all of a shortfall in Greater Cambridge.

Distribution of development

- 2.56 We have not completed new or updated evidence in relation to the distribution of development beyond the evidence completed to support the First Proposals.
- 2.57 Government's [Autumn Statement 2022](#) recommitted government's support for East West Rail, which includes a proposed rail line between Bedford and Cambridge, including a station at Cambourne.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 2.58 In principle the Councils' position remains that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs. However, the councils are very clear that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. This includes understanding the water supply position and potential to cause unacceptable environmental harm. This will be weighed against the social and economic impacts of not meeting our objectively assessed needs for homes and potentially also jobs in full, including the social, environmental and economic impacts such as worsening housing affordability and climate impacts from increasing numbers of people travelling to work in Greater Cambridge from outside the area. Consideration will be given to consider the spatial distribution of additional growth both in terms of whether it provides a development strategy that is capable of being delivered by the market or by more interventionist means, and also whether it would provide a strategy that delivers sustainable development, including how it may impact on the character of the area.
- 2.59 The Policy direction in the First Proposals said "The proposed development strategy is to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters".
- 2.60 Having reviewed First Proposals representations and our evidence we confirm that the above development strategy principles that informed the First Proposals

development strategy remain valid, and we would build on these to inform the identification of any additional sites that may be necessary to meet, or go towards meeting, the 2022 housing and employment targets. As such we would expect to reach a view on the sites included in the First Proposals as a first step.

Reasons for draft policy approach

Employment and housing provision

- 2.61 The in principle position of seeking to meet objectively assessed needs responds to national planning policy which requires us to provide for our identified objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In particular this would respond to national policy requirements that 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.
- 2.62 In the context of water supply and housing delivery considered above, it is currently anticipated that either or both these factors could mean that it may not be possible to meet the new objectively assessed housing need in full.
- 2.63 In addition, once the water supply position is understood, the Councils will need to revisit the view taken at the First Proposal stage that development levels set as targets for the Local Plan should not cause unacceptable environmental harm, taking account of available water supply during the plan period to 2041, weighed against the social and economic impacts of not meeting our objectively assessed needs for homes and potentially also jobs in full.
- 2.64 However, it is clear that there will be capacity for some additional homes to be delivered during the plan period to 2041 above current supply contained in the adopted 2018 Local Plans. In particular, we can be confident that there will be considerable capacity in terms of water supply once the new reservoir becomes operational in around 2035-37 and the piping of water to the area from around 2030 may also provide additional capacity.
- 2.65 See below the further work we plan to complete to confirm a position.
- 2.66 In relation to housing delivery assumptions, the Housing Delivery Study (2021) and earlier Interim Findings (2020) provide a detailed analysis of housing delivery in Greater Cambridge, along with tables of data comparing build out rates and lead in times for strategic scale developments across the OxCam Arc and to Lichfield's Start

to Finish report recommendations, and a literature review of published housing delivery information including from Inspectors' Reports and other research reports.

- 2.67 From their research, AECOM within the Housing Delivery Study (2021) recommend to the Councils a series of assumptions for lead-in times and build out rates for strategic and non-strategic sites, and depending on the location and / or anticipated housing mix for the site. AECOM also allow for variations from its recommendations where there is site specific evidence to support a different approach.
- 2.68 The Councils have used, and will continue to use, in the preparation of their housing trajectories lead-in times and build out rates recommended in the Housing Delivery Study (2021), but also any site specific information gathered through engagement with promoters/developers on their anticipated delivery strategies and timetables, the likely delivery of specific infrastructure, or the relocation of existing uses.
- 2.69 In calculating anticipated housing completions from windfall sites within the plan period, the Councils have considered whether there is compelling evidence that windfall sites will continue to be a reliable source of housing supply, as required by the NPPF (2021). The Housing Delivery Study (2021) considers historic delivery from windfall sites within Greater Cambridge, and provides recommendations in terms of levels of future anticipated housing supply from windfall sites. The Housing Delivery Study – Addendum (2022) continues to provide justification that windfall sites will continue to be a reliable source of supply. The Councils' approach to considering housing delivery from windfall sites is robust, and takes account of historic delivery and future supply as required by the NPPF (2021).

Distribution of development

- 2.70 Our First Proposals development strategy sought to “direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters”. No new evidence submitted to the First Proposals has affected these principles, which influenced a blended strategy to meet a variety of needs, focusing growth at a range of the best performing locations in terms of minimising trips by car.
- 2.71 Our transport evidence supporting the First Proposals demonstrated that North East Cambridge and Cambridge East in particular align with the First Proposals development strategy principles, including being in locations within Cambridge urban area and the edge of Cambridge – outside the Green Belt that minimise the need for

car trips (see Part 2), and being of a scale that can allow for more internalisation of trips within each site. Cambridge Biomedical Campus is also in a location that performs well in transport terms; this will improve further when Cambridge South Station opens. There are no other strategic sites available for development in these broad spatial locations.

- 2.72 Relevant to North East Cambridge and Cambridge East, our transport evidence informing the First Proposals showed that larger developments accommodating a wide mix of uses allow for more 'internalisation' of trips within the site, thereby minimising associated carbon emissions. Our strategic spatial options testing also demonstrated that strategic scale development would support viable delivery of infrastructure including green infrastructure. We recognise that strategic scale sites can be complex and slow to bring forward in that they may be reliant on delivery of significant infrastructure items; equally, once being built out, such sites can provide a steady supply of development across a large number of years to support overall supply. Strategic sites enable provision of large numbers of affordable homes in accessible locations. Whilst in the past strategic sites within Greater Cambridge have not always delivered policy compliant levels of affordable housing, revised national planning guidance is clear that plan-level infrastructure and viability evidence for strategic sites should confirm costs including for infrastructure, and ensure that proposals for development are policy compliant.
- 2.73 As explored further under S/CBC, Cambridge Biomedical Campus is an important location for the City, of national and international importance for health, life-sciences and biotechnology. As such the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- 2.74 Drawing on the above, we consider there is a strong rationale for the inclusion of development at North East Cambridge, Cambridge East and the existing Cambridge Biomedical Campus as central building blocks of any development strategy.
- 2.75 We are not proposing a full development strategy at this point. However, if additional development beyond North East Cambridge, Cambridge East, and Cambridge Biomedical Campus (potentially including a further Green Belt release – see next section) was shown to be deliverable in housing delivery terms and would also not have unacceptable environmental impacts in relation to water supply, we would propose to use the development strategy principles that informed the First Proposals development strategy to inform the identification of any additional sites that may be necessary to meet the 2022 housing and employment targets. As such we would expect to reach a view on the sites included in the First Proposals as a first step, alongside reviewing other available sites including new sites submitted to the First

Proposals consultation. Within this process we would consider again the justification for including new strategic scale development identified as an expansion of Cambourne within the development strategy, noting that the recent announcement in the government's Autumn Statement confirming East West Rail provides additional confidence regarding the delivery of that infrastructure proposal.

Additional alternative approaches considered

2.76 Given current uncertainties with regards to water supply and associated housing delivery in Greater Cambridge, it is not possible to be sure which new options for growth are likely to be deliverable and hence which can be considered reasonable alternatives. As such, we have started to consider the sustainability implications of the potential reasonable alternatives for growth levels that might form the target for the draft Local Plan. This will help to inform the definition of new reasonable growth options for Greater Cambridge once evidence on matters affecting deliverability (such as water resource availability and achievable housing delivery rates) becomes more certain.

[Potential reasonable alternative: Plan for an employment land and housing target that meets our objectively assessed needs for jobs and homes in full.](#)

2.77 As above, we don't know currently if this is a reasonable or realistic alternative in terms of water supply or housing delivery. If it does become a reasonable alternative then the environmental, social and economic implications set out in the section above would apply.

[Potential reasonable alternative: Plan for an employment land and housing target lower than our objectively assessed needs](#)

2.78 As above, it is unclear at this point as to what the specific level of employment and housing would be that would ensure no unacceptable harm due to water supply. In principle, not meeting our objectively assessed needs may result in social and equalities impacts such as potential increasing affordability issues and less affordable housing being provided in the area, and climate impacts arising from more longer distance commuting.

[Distribution of development](#)

2.79 Regarding the distribution of development, the Councils explored a wide range of alternative options in developing the First Proposals. Full information regarding the testing of these alternatives can be found in the Sustainability Appraisal

accompanying the First Proposals. At this point in time we have not identified any additional alternative approaches.

2.80 This Development Strategy Update does not set out a full strategy to meet development needs. Once we have done this we will consider whether there are any additional reasonable alternative approaches.

Response to issues raised in representations

2.81 Responses to issues raised in representations include:

- **Arguments for more development:** Our in principle approach to planning for employment and housing is to meet our objectively assessed needs, which, drawing on the methodology to calculate these, would support economic growth, mitigate against additional longer term commuting, and help limit further affordability pressures associated with housing delivery lagging behind employment growth. Planning for employment and housing beyond this level is unlikely to be achievable, noting the findings of our Housing Delivery Study – Addendum (2022), and that the higher employment scenario is described as ‘less likely’ by our consultants, and would have additional environmental impacts. Beyond this in principle position we are not yet able to confirm how much employment and housing we can plan for that can be delivered in a sustainable way.
- **Arguments for less development:** Planning for less than our objectively assessed needs would not meet national policy requirements to meet objectively assessed needs and support economic growth, and could result in social and equalities impacts such as potential increasing affordability issues and less affordable housing being provided in the area, and climate impacts arising from more longer distance commuting. Beyond this in principle position we are not yet able to confirm how much employment and housing we can plan for that can be delivered in a sustainable way.
- **Providing flexibility:** We propose to plan positively to provide new land for the identified undersupply in particular types of employment, unless evidence identifies an insurmountable problem with achieving that in a sustainable way. This positive approach would ensure a flexible supply over the plan period and beyond, recognising the particular needs of the Greater Cambridge economy. For homes we plan to provide a flexible supply of homes to meet our needs, again subject to evidence not identifying an insurmountable problem with achieving that in a sustainable way. Further to this we have flexibility to respond to change from our policy approaches via future plan reviews.
- **Housing delivery challenges:** Our consultants have developed recommendations in terms of a windfall allowance, and lead-in time and build out rates for strategic and non-strategic sites that vary depending on the location and / or anticipated housing mix for the site. We propose to continue to use these

recommendations when preparing the housing trajectory for inclusion in the Local Plan, as they have been developed having undertaken a detailed analysis of housing delivery in Greater Cambridge (including comparing the data to other areas and national research), following a literature review (including Inspectors Reports), and having considered whether past trends will continue into the future. Our consultants have confirmed that their recommendations continue to be realistic and reliable for use in plan-making in the Greater Cambridge area having considered the issues raised in representations on the First Proposals.

- **Need for supporting infrastructure:** We recognise the importance of ensuring infrastructure is delivered to support development. We will produce a full infrastructure delivery plan to support the draft plan consultation.
- **Need to consider water supply:** We are working with relevant partners (Environment Agency and Natural England) to understand the implications of water supply on the draft local plan targets for jobs and homes, to inform a conclusion regarding the most appropriate targets for jobs and homes to include in the draft Local Plan, as well as to consider site specific sustainability implications of potential solutions to the additional growth.
- **Need to account for COVID-19:** Our Authority Monitoring Report monitors key indicators relating to the adopted Local Plans. Our 2022 updated employment and housing evidence accounts for COVID-19 impacts. We will keep our evidence up to date as appropriate to inform later stages of plan-making, and we have flexibility to respond to change via future plan reviews.
- **Overarching development strategy challenges:** We note strong support for the First Proposals overarching strategy approach. No new evidence submitted to the First Proposals has affected these principles. Our transport evidence supporting the First Proposals demonstrated that North East Cambridge and Cambridge East are the best performing new strategic scale sites available for development within Greater Cambridge, and are in broad locations that best align with the First Proposals strategy principles. There are no alternative strategic scale sites available for development in these broad locations. We are not proposing a full development strategy at this point, but propose to retain these principles in identifying sites to meet our needs, subject to the water and housing delivery constraints. Further issues relevant to specific strategic sites are addressed in their respective policies.
- **Scale of development challenges:** Our transport evidence informing the First Proposals showed that larger developments accommodating a wide mix of uses allow for more 'internalisation' of trips within the site, support viable delivery of infrastructure including green infrastructure and can provide a steady supply of development across a large number of years to support overall supply. As such we consider there is a strong rationale for the inclusion of strategic scale sites within our development strategy. Further issues relevant to specific strategic sites are addressed in their respective policies.

- **Need to consider transport and other infrastructure, including East West Rail:** We are not currently proposing a full development strategy at this point such that this issue is not relevant to decisions being taken in early 2023. We will respond to this issue for the draft plan consultation.
- **Spatial directions/broad locations challenges:**
 - Our evidence and Sustainability Appraisal supporting the First Proposals consultation identified that locating development within Cambridge urban area forms a highly sustainable development option, primarily relating to the accessibility to existing facilities and services of sites within this broad location, and that the edge of Cambridge can be a sustainable location for homes and jobs (setting aside issues relating to Green Belt), being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. No new evidence was submitted to the First Proposals that would change our understanding of this. Impacts and delivery issues beyond this are site specific, and as such are addressed in their respective policies.
 - We are not currently proposing a full development strategy at this point such that issues beyond the above are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Further work and next steps

2.82 Further work is required to confirm a full development strategy, including the following tasks:

- Concluding the most appropriate targets for jobs and homes to include in the draft Local Plan, drawing on further work to understand the implications of both water supply and housing delivery on the draft local plan targets for jobs and homes to ensure a sustainable development strategy. This work will include in particular:
 - Completing an update to the Councils' Water Cycle Strategy once Cambridge Water's draft Water Resource Management Plan is published
 - Undertaking further work to justify the use of a stepped housing requirement, to develop the appropriate timings for the 'steps' to happen, and the annual housing requirement that is deliverable for each step.
- Identifying further sites beyond North East Cambridge, Cambridge East and Cambridge Biomedical Campus, if needed to meet our identified targets, building on First Proposals development strategy principles, and considering in particular:
 - Housing delivery considerations, drawing on the recommendations of the Housing Delivery Study 2021 and the Addendum 2022

- site specific sustainability implications of potential solutions to the additional growth.
- Preparing the housing trajectory for inclusion in the draft Local Plan, taking account of:
 - The representations received on the site specific housing trajectories included in First Proposals,
 - Updated information gathered in the preparation of the annual update to the Greater Cambridge Housing Trajectory for 2020-2041 and beyond (to be published by 1 April 2023), with any adjustments necessary to take account of amendments to existing allocations made in the draft Greater Cambridge Local Plan,
 - Updated information gathered on anticipated delivery of dwelling equivalents from communal accommodation (use class C2) for older people and students,
 - Information gathered (where possible) from the developers/promoters of each of the new allocations included in the draft Greater Cambridge Local Plan, and
 - The recommendations from the Housing Delivery Study (2021) and the further clarification provided in the Housing Delivery Study – Addendum (2022).

2.83 Notwithstanding the current uncertainties, given the current understanding, it would be prudent to explore the potential ways forward in the event that it is concluded, taking account of all the evidence, that it is not reasonable or realistic to plan to meet our needs in full. This includes asking our neighbouring authorities if they have potential to provide for any of the outstanding needs in their area. This has already been done as part of preparing the First Proposals as required by national planning policy in cases where there is Green Belt in the area even though we were planning to meet our needs in full at that time, and it did not result in any suggested sites coming from our neighbours. However, in light of the increased needs and potential constraints in terms of water supply and housing delivery, it is appropriate to repeat those consultations explaining the latest position and asking the question again. If that does not result in additional supply to meet our new needs in full, the Councils would likely have to put forward a plan that does not demonstrate that needs will be met in full and argue through the examination process that it can be found sound. This eventuality was highlighted in the First Proposals.

Part 2: Approach to site allocations supporting the preferred spatial strategy

1 S/NEC North-East Cambridge

Issue the plan is seeking to respond to

- 1.1 To provide policy guidance for future development of the North-East Cambridge site.

Policy context update

- 1.2 There have been no changes to the adopted 2018 Local Plan policy context relevant to North East Cambridge that informed the First Proposals.
- 1.3 Notwithstanding, subsequent to the First Proposals consultation, in January 2022 Cambridge City Council and South Cambridgeshire District Council considered and approved the Proposed Submission North East Cambridge Area Action Plan (AAP). The proposed submission version is effectively a final draft which the Councils propose to adopt. Prior to formal public consultation on the Proposed Submission AAP, the Councils have now 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. This is because the Area Action Plan is predicated on the existing Waste Water Treatment Plant being relocated off-site, which will enable this new district to come forward, and the Development Consent Order being prepared by Anglian Water under a separate process is an important part of showing that the Area Action Plan can be delivered.

Summary of issues arising from First Proposals responses

- 1.4 Issues raised in representations included:
- **Objections relating to relocation of the Waste Water Treatment Plant:** objections were made to development at North East Cambridge and the policy approach, due to reliance on the relocation of the Waste Water Treatment Plant (WWTP) to Green Belt land. Concern was raised regarding the demolition of an operational sewage plant, and the subsequent impact of a new WWTP at Honey Hill. Suggested that the policy should be reconsidered, and some comments suggesting Cambridge East as an appropriate alternative site for development.
 - **Support for development:** Some support for delivery of a sustainable regeneration in a sustainable location with good accessibility, with support from Historic England, Gonville & Caius College, Anglian Water Services Ltd, some parish councils and developers. Other comments supported the need for

provision of retail and leisure facilities within a 15-minute radius to support the local community without having to travel elsewhere.

- **Deliverability challenges:** Further concern raised for the deliverability of 4,000 homes in the plan period, particularly affordable housing and infrastructure dependent on a successful DCO process.
- **Concern for impacts:** Concern for the unprecedented higher density and heights in a Cambridge context. Comments thought residential development should be planned at a lower density, with affordable homes to accommodate families. Other objections due to the lack of green open space provision, and concern for over-reliance on existing provision such as Milton Country Park and Wicken Fen.

New or updated evidence

- 1.5 No new evidence has been completed to inform the proposal for development at North East Cambridge (NEC) beyond that supporting the NEC Area Action Plan (AAP) Proposed Submission and the Greater Cambridge Local Plan First Proposals.
- 1.6 We note from the [Planning Inspectorate website](#) that the Development Consent Order (DCO) for the relocation of Cambridge Waste Water Treatment Plant is expected to be submitted to the Planning Inspectorate in early (quarter 1) 2023. This provides confidence that the DCO process will commence and be concluded within the timeframe currently set out. Based upon the DCO being granted, we can expect the full North East Cambridge site to be available for redevelopment around the middle of the plan period.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 1.7 The proposed policy approach is that the Greater Cambridge Local Plan should include and prioritise delivery of North East Cambridge as an important part of the development strategy, to deliver an inclusive, walkable, low-carbon new city district, with detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery to be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Reasons for draft policy approach

- 1.8 As noted in the Development Strategy topic paper (2021) supporting the First Proposals, our evidence and Sustainability Appraisal show that that densification of urban areas relevant to North East Cambridge forms a highly sustainable development option, with very good access to services, facilities, public transport

links, established employment hubs, and the main commercial and retail centres. Beyond this, noting that our evidence shows that location is the biggest factor in impacts on carbon emissions, [Greater Cambridge Local Plan: Transport Evidence Report 2021](#) data shows that North East Cambridge is the best performing new strategic scale location available for development within Greater Cambridge, showing a car mode share of 25% and daily car trips per dwelling of 1.36 under the Preferred Option fully built out with mitigation model run (see section 14.3, and also Table 13 Additional car trips per additional dwelling or job).

- 1.9 The impact of the proposed development at North East Cambridge has been carefully considered across a range of issues, including those related to the environment and biodiversity, infrastructure provision, health and wellbeing and community cohesion and placemaking. These have informed the preparation of the Proposed Submission North East Cambridge Area Action Plan (see the [Document Library supporting the Proposed Submission AAP](#) for more detail). The impact of the relocation of the WWTP to an off-site location, including the impact on the Green Belt, the environment and water discharge into the River Cam, will be considered as part of the separate DCO process. The outcome of the DCO process will inform the Local Plan Sustainability Appraisal in terms of its in-combination effects with other plans and projects, as noted in the Sustainability Appraisal accompanying the First Proposals.
- 1.10 The Councils previously considered a medium growth approach to NEC that did not require the relocation of the WWTP, but rather included a reconfiguration of the existing WWTP into a more condensed form as part of the initial stages of preparing the North East Cambridge AAP (see Issues and Options 2014). However the cost of reconfiguring and/or relocating the existing WWTP within its current site was not considered to be achievable in its own right. This approach also does not make best use of brownfield land (as required by the NPPF) in Cambridge, noting as above that North East Cambridge is the best performing new strategic scale location available for development within Greater Cambridge in transport terms. The HIF funding secured to pay for the WWTP relocation costs enables the site to be made available for a comprehensive approach to development and is on the basis of ambitious housing delivery targets being met. Allocating the site for a significant amount of employment uses with little or no housing provision would also require the councils to meet our housing need for the area at alternative sites across Greater Cambridge, in less suitable locations based on the evidence prepared to inform the Local Plan strategy options. Secondly, it would also worsen the existing issue of significant amounts of in-commuting into the area, which already results in peak period congestion of the surrounding road network. The provision of housing assists with maximising internal trips and benefits from the sustainable transport interventions needed to enable even modest levels of employment intensification. The proposed allocation seeks to try and create a good balance between homes and jobs and a

range of uses at North East Cambridge that overcomes the need to further increase highway capacity in the area, promotes and prioritises sustainable travel and foster successful place making.

- 1.11 Given the scale of our identified need for jobs and homes, to not include strategic scale employment and housing at NEC would require the Councils to meet our jobs and housing need for the area at alternative sites across Greater Cambridge in addition to Cambridge East. This would mean providing strategic scale development in less suitable locations, in either another strategic site or via a dispersed approach, based on the evidence prepared to inform the Local Plan strategy options.
- 1.12 The proposed allocation, has undergone viability testing as part of wider Local Plan viability testing as well as the North East Cambridge AAP which takes into account significant site constraints, including land remediation, as well as engagement with landowners to confirm delivery assumptions. These studies confirm that development at North East Cambridge is viable, robust and that a policy compliant provision of affordable housing as well as necessary infrastructure can be delivered.
- 1.13 Drawing on the sections above, no new evidence or representations have changed the Councils' position from the First Proposals, that North East Cambridge makes the best use of land by placing homes, jobs and other supporting services and facilities within the existing urban area of Cambridge. The Councils approved the Proposed Submission North East Cambridge Area Action Plan for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved, concluding that it would comprise sustainable development. Information regarding the expected submission of the DCO for the relocation of Cambridge Waste Water Treatment Plant, which has already undergone three stages of public consultation in preparation for the formal submission, provides a reasonable level of confidence for this stage in the plan making process that we can expect the full site to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041, subject to the approach of the plan in respect of water supply. As made clear in the Greater Cambridge Local Development Scheme, the Local Plan and the North East Cambridge Area Action Plan are both predicated on the relocation of the Water Treatment Works taking place and will not proceed to the Proposed Submission Stage (Regulation 19) unless and until the DCO has been approved.

Additional alternative approaches considered

- 1.14 No additional alternative approaches have been identified beyond those supporting the First Proposals. Within Cambridge Urban Area there are no alternative new strategic scale sites that are available for development.

Response to issues raised in representations

1.15 Responses to issues raised in representations include:

- **Objections relating to objection to relocation of the Waste Water Treatment Plant:**
 - The impact of the proposed development at North East Cambridge has been carefully considered across a range of issues. The impact of the relocation of the WWTP to an off-site location, including the impact on the Green Belt, the environment and water discharge into the River Cam, will be considered as part of the separate WWTP DCO process being undertaken by Anglian Water. The outcome of the DCO process will inform the Local Plan Sustainability Appraisal in terms of its in-combination effects with other plans and projects, as noted in the Sustainability Appraisal accompanying the First Proposals.
 - Pursuing a medium growth approach to NEC that does not require the relocation of the WWTP would not be achievable in terms of the cost of reconfiguring the existing WWTP, and would not make best use of brownfield land. Allocating the site for a significant amount of employment uses with little or no housing provision would require the Councils to meet our jobs and housing need for the area at alternative, less sustainable, sites, and would also worsen the existing issue of significant amounts of in-commuting into the area.
 - North East Cambridge and Cambridge East are the most sustainable new strategic scale locations available to meet our objectively assessed needs for development; not including development at North East Cambridge would require the Councils to meet our jobs and housing need for the area at alternative, less sustainable, sites.
- **Support for development:** North East Cambridge forms a highly sustainable development option, including being the best performing new strategic scale location available for development within Greater Cambridge in transport terms. In accordance with the NPPF, by promoting the effective use of land on previously development or brownfield land, including supporting the development of under-utilised land and buildings, the proposed policy approach at North East Cambridge seeks to make the best use of land by placing homes, jobs and other supporting services and facilities within the existing urban area of Cambridge.
- **Deliverability challenges:** Information regarding the expected submission of the DCO for the relocation of Cambridge Waste Water Treatment Plant provides confidence that we can expect the full site to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041. Infrastructure and viability

evidence supporting the AAP confirm that development at North East Cambridge is viable, robust and that a policy compliant provision of affordable housing as well as necessary infrastructure can be delivered.

- **Concern for impacts:** Representations on this topic are not relevant to the decisions being taken in early 2023 relating to the principle of development at North East Cambridge, but will be taken into account in the preparation of the site allocation policy for inclusion in the full draft plan and a response to those further issues will be provided at that time.

Further work and next steps

- 1.16 A decision at this point on the inclusion of the site in the draft Local Plan will provide further confirmation of the redevelopment potential of the site established in the Proposed Submission NEC AAP and its intended inclusion as a key part of the development strategy of the new Local Plan. It will also inform the Development Consent Order process being undertaken by Anglian Water for the relocation of the WWTP, which in turn will form a critical part of the evidence supporting the Local Plan that will enable it to progress to the proposed submission stage.

2 S/CE Cambridge East

Issue the plan is seeking to respond to

- 2.1 To provide policy guidance for future development of land at Cambridge East – both the safeguarded land in the 2018 Local Plans and the adopted allocations for North of Newmarket Road and North of Cherry Hinton.

Policy context update

- 2.2 There have been no changes to the policy context relevant to Cambridge East that informed the First Proposals.

Summary of issues arising from First Proposals responses

- 2.3 Issues raised in representations included:
- **Support:** Supportive responses expressed a desire for mixed-use development, climate friendly homes, affordable housing and sustainable transport links.
 - **Concern for impacts:** Concerns were expressed regarding the development's potential impact on congestion, infrastructure, landscape, loss of jobs and potential exclusion of citizens who do not use public transport.
 - **Deliverability challenges:** concerns raised regarding reliance on the relocation of the current airfield, particularly the uncertainty of timing of the relocation of airport and related uses, unforeseen delays in relocation affecting the delivery of housing within the plan period (including affordable housing) and reliance on the GCP Cambridge Eastern Access scheme.

New or updated evidence

- 2.4 Greater Cambridge Shared Planning has been engaging with Marshall on the approach to developing the site under a Memorandum of Understanding to help inform work towards the draft Local Plan, including on constraints and capacity testing, building on Marshall's submission to the Councils through the Call for Sites and the First Proposals consultation.
- 2.5 In relation to the availability of the site for development, Marshall of Cambridge (Holdings) Limited submitted an outline planning application (reference CB/22/04299/OUT) to Central Bedfordshire Council in November 2022 for relocating the Airport operations to Cranfield Airport. Details of the application are available on the [Central Bedfordshire website](#). The stated target date for determination is February 2023. The [Marshall Aerospace news release regarding the application](#) notes "Subject to planning approval, Marshall Aerospace intends to be operational at Cranfield during 2026 and to have vacated its current home at Cambridge Airport by 2027". This application provides strong evidence of the intent of Marshall to relocate

its airport uses, and that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period.

- 2.6 In relation to the delivery of infrastructure to support the site, the First Proposals identified that delivery of the full development will require the Greater Cambridge Partnership Cambridge (GCP) Eastern Access scheme Phase B to be in place which will provide high quality public transport connections, with the amount of development that can come forward ahead of the scheme to be determined. In September 2022 [GCP Executive Board](#) noted the preference for option P1 for the relocated Park and Ride site, subject to production of an Outline Business Case and associated consultation. The preferred location of the relocated Park and Ride site would support effective development at Cambridge Airport. Beyond this, engagement with GCP has highlighted that the majority of the route for the Cambridge Eastern Access scheme Phase B is within the Cambridge Airport site boundary. As such, gaining consent for the scheme and practical delivery of the scheme can take place alongside the planning and delivery process for the redevelopment of the site. Drawing on the above, we consider the delivery and timing risks associated with Cambridge Eastern Access scheme Phase B as part of the overall delivery of Cambridge East to be low.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 2.7 The proposed policy approach is that Greater Cambridge Local Plan should include and prioritise delivery of Cambridge East, as an important part of the development strategy, to provide a major new eastern quarter for Cambridge, with detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery to be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Reasons for draft policy approach

- 2.8 This site's suitability for development was previously established through its inclusion in the Cambridge Local Plan 2006, South Cambridgeshire Core Strategy 2007 and Cambridge East Area Action Plan 2008, and then being identified as safeguarded land for future development in the adopted 2018 Local Plans. The First Proposals Strategy topic noted that allocating land for development at Cambridge Airport would make good use of this safeguarded land in the 2018 Local Plans, and that is also a brownfield site and is a good fit with a climate focused strategy. As noted in the Strategy topic paper supporting the First Proposals, our evidence and Sustainability Appraisal show that the edge of Cambridge non-Green Belt is a sustainable location

for homes and jobs, being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. Beyond this, noting that our evidence shows that location is the biggest factor in impacts on carbon emissions, [Greater Cambridge Local Plan: Transport Evidence Report 2021](#) data shows that in transport terms Cambridge East is in the second best performing new strategic scale location available for development within Greater Cambridge, being the edge of Cambridge non-Green Belt, showing a car mode share of 35% and daily car trips per dwelling of 1.91 under the Preferred Option fully built out with mitigation model run (see section 14.4, and also Table 13 Additional car trips per additional dwelling or job). There are no other strategic sites available for development in this broad spatial location.

- 2.9 Policy S/CE Cambridge East in the First Proposals set out a requirement for a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the surrounding road network. We are currently undertaking capacity testing, working with Cambridgeshire County Council as Highways Authority, and engaging with Marshall, to confirm development levels that would be deliverable within the vehicle trip budget, including proposing a good balance between homes and jobs in order to reduce the need to travel and foster successful place making. As also set out in the First Proposals policy, through the preparation of the draft local plan, the potential need for, or desirability of, other connections by new public transport, cycling and walking links to centres of employment and other sustainable transport connections, such as Cambridge North Station and North East Cambridge, Cambridge South Station and Cambridge Biomedical Campus, and Cambridge Station and the City Centre will be explored, including their deliverability.
- 2.10 The Councils are keen to ensure that Cambridge East, and Greater Cambridge more widely, retains a range of jobs including those accessible to local communities. We are engaging with Marshall to understand the workforce impacts of the relocation of the airport, including stating the Councils' desire to retain a mix of employment on site. To date, we understand that while employment directly associated with airport uses will move, Marshall intend to retain an employment presence at the site. Beyond this, in developing the policy ahead of draft plan we are following the principle set out in the First Proposals for the site to include a mix of employment uses, including offices, workshops and other uses, providing a variety of opportunities to support not only Cambridge's high technology clusters, but also industry and creative uses, including local jobs to provide for existing communities and help contribute to community integration. To support this work our employment evidence will advise on appropriate employment uses for the site.
- 2.11 The First Proposals stated that development of the site would retain a green corridor through the development to link the countryside with Coldham's Common and the heart of Cambridge, that lies within the Green Belt in the adopted 2018 Local Plans,

and has a landscaping, biodiversity and recreation function whilst also maintaining the individual identity of Teversham village. Initial landscape, biodiversity and green infrastructure work has been completed following these principles, including exploring offsite impacts and opportunities. In addition, a Heritage Impact Assessment is being undertaken to understand local and wider heritage impacts. Whilst detailed implementation will still need to be resolved, the issues identified are considered capable of being suitably addressed at this point. To confirm, the Councils consider there are no exceptional circumstances for releasing the land in the area to the east of the airport from the Green Belt.

2.12 It is crucial that sites like this take strong measures to reduce their need for potable water. The proposed policy approach in the First Proposals did not include a specific policy element regarding water supply. In preparing the draft plan it will be considered whether specific criteria should be added to this policy, or whether issues are addressed by Policy CC/WE: Water efficiency in new developments.

2.13 Marshall's submission of an application for relocation of their airside uses to Cranfield provides good evidence that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041, with the timing and phasing subject to the approach of the plan in respect of water supply and housing delivery.

2.14 Drawing on the sections above, no new evidence or representations have changed the Councils' position from the First Proposals, that Cambridge East:

- would make good use of safeguarded land in the 2018 Local Plans, that is identified as suitable for development in the extant Cambridge East Area Action Plan 2008, and that is also a brownfield site and is a good fit with a climate focused strategy.
- Can be deliverable and sustainable in transport terms
- Will provide a range of jobs including for local communities
- Can be designed to mitigate its landscape and character impacts
- Will be available for redevelopment in time to enable significant delivery of jobs and homes by 2041.

Additional alternative approaches considered

2.15 No additional alternative approaches have been identified beyond those supporting the First Proposals. Within the Edge of Cambridge outside of the Green Belt there are no alternative strategic scale sites available for development.

Response to issues raised in representations

2.16 Responses to issues raised in representations include:

- **Support:** Cambridge East Cambridge forms a sustainable development option, including being the second best performing new strategic scale location available for development within Greater Cambridge in transport terms. As such, Cambridge Airport would make good use of safeguarded land in the 2018 Local Plans that is also a brownfield site and is a good fit with a climate focused strategy. Within the Edge of Cambridge outside of the Green Belt there are no alternative strategic scale sites available for development.
- **Concern for impacts:** We are exploring constraints and capacity testing at Cambridge East ahead of the draft Local Plan, including considering transport, landscape and character impacts, and the loss of jobs associated with the relocation of the airport. Our evidence shows that development here can be deliverable and sustainable in transport terms, and we consider that the development can be designed to mitigate its landscape and character impacts, and will provide a range of jobs including for local communities.
- **Deliverability challenges:** Marshall's submission of an application for relocation of their airside uses to Cranfield provides good evidence that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period. We also consider the delivery and timing risks associated with Cambridge Eastern Access scheme Phase B, which will support development of the site, to be low. As such we expect there to be time for a substantial amount of development to take place within the plan period to 2041, subject to the approach of the plan in respect of water supply and housing delivery.

Further work and next steps

- 2.17 A decision at this point on the inclusion of the site as a key part of the development strategy of the draft Local Plan will help give confidence to Marshall to continue to develop their relocation proposals, which in turn will form a critical part of the evidence supporting the Local Plan as it progresses to the proposed submission stage.
- 2.19 Under the agreed Memorandum of Understanding referred to above, the Councils will continue to work with Marshall to complete the capacity testing and design exercise, which will inform policy development for the draft Local Plan.

3 S/CBC Cambridge Biomedical Campus

Issue the plan is seeking to respond to

- 3.1 To provide policy guidance for development on the Cambridge Biomedical Campus, and consider whether exceptional circumstances exist such that further land identified in the First Proposals should be released from the Green Belt and allocated for development as an extension to the Campus.

Policy context update

- 3.2 There have been no changes to the policy context relevant to Cambridge Biomedical Campus that informed the First Proposals.

Summary of issues arising from First Proposals responses

- 3.3 Issues raised in representations included:
- **Support:** Several respondents supported the proposal, noting that it reflected Cambridge's strengths.
 - **Support for improving existing Campus:** Comments hoped a new masterplan could improve traffic flow and amenity in the Campus.
 - **Concern regarding expansion of Campus into Green Belt:** Some respondents questioned the need to expand the Campus after COVID-19, others objected to the expansion due to concerns relating to sustainability, flooding, Green Belt harm, and its potential negative impact upon local birdlife.

New or updated evidence

- 3.4 Greater Cambridge Shared Planning is engaging with Cambridge Biomedical Campus who are exploring ways of making best use of the existing Campus, and seeking further evidence regarding the development needs case for exceptional circumstances for the proposed Campus expansion onto Green Belt land to the south.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 3.5 The proposed policy approach is that Greater Cambridge Local Plan should include the existing Cambridge Biomedical Campus, to meet local, regional or national health care needs or for biomedical and biotechnology research and development activities, related higher education and sui generis medical research institutes, associated support activities to meet the needs of employees and visitors, and residential uses where it would provide affordable and key worker homes for campus

employees. The councils will continue to explore and confirm whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt. Detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery will be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Reasons for draft policy approach

- 3.6 There are a range of issues with the current campus. As an important location for the City the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- 3.7 In addition to the existing campus, the First Proposals identified a potential further area for release from the Green Belt for development. The First Proposals stated that 'National planning policy is clear that once established, Green Belt boundaries should only be altered in exceptional circumstances, where this is fully evidenced and justified, through the preparation or updating of plans. Given the national and international importance of the Campus in health, life-sciences and biotechnology, and the significant public investment into the area with the new Cambridge South Railway Station, it is considered that it may be possible to demonstrate a case for exceptional circumstances to release land from the Green Belt in this location, but this needs to be balanced with the existing supply of employment land in the area, and the impacts on the environment and how they can be mitigated.'
- 3.8 In terms of the potential Green Belt release, evidence supporting the First Proposals confirmed that there would be harm to the purposes of the Green Belt as a result of the potential release identified, but this harm may be outweighed by the benefits of the development. Issues for consideration include the need for development, and the potential benefits to the creation of an enhanced campus.
- 3.9 The Councils have requested further information from the Cambridge Biomedical Campus (CBC) regarding needs, and why land may be needed in this location. This relates not just to the need for commercial research buildings, but also hospital and medical uses, supporting and community facilities, and residential development. The Councils have also requested further information regarding how further development could improve the existing campus. In response the Biomedical Campus are undertaking a significant masterplanning exercise building on their 2050 vision to explore the future of the campus, which includes engaging with stakeholders and local communities. This has focused on how the policy proposals identified in the

First Proposals could be implemented, rather than the significantly larger proposals that were submitted through the Local Plan First Conversation consultation in 2020.

- 3.10 The Councils will continue to review the evidence and consider need for the site, but currently consider that the case for Green Belt release continues to merit exploration given the national and international importance of the campus and opportunities for its improvement. While the inclusion of the additional land would be a departure from the adopted plans, it is the role of the plan review to consider whether circumstances warrant a different approach.
- 3.11 In weighing up the issues regarding including further development on Green Belt land the Councils will have to consider the loss of agricultural land, and impact on carbon emissions. Additional development will inevitably include a degree of embodied carbon. The standards proposed in the plan seek to reduce operational carbon generation. The location also benefits from significant investment in active travel and public transport infrastructure.
- 3.12 It is crucial that sites like this take strong measures to reduce their need for potable water. This should be considered at a strategic level across the campus. The proposed policy in the First Proposals does not include a specific policy element regarding water supply. In preparing the draft plan it will be considered whether specific criteria should be added to this policy, or whether issues are addressed by Policy CC/WE: Water efficiency in new developments.
- 3.13 The First Proposals suggested a number of policy criteria that would need to be addressed if the additional area adjoining Babraham Road (S/CBC-A) was released from the Green Belt to meet the long-term needs of the Campus. At this stage the section below considers whether these policy criteria are capable of being met, rather than confirming a particular approach or to endorse any specific masterplan proposals.
- 3.14 'Significant Green Belt enhancement in adjoining areas of White Hill and Nine Wells will be required, to provide green infrastructure and biodiversity improvements supporting the objectives of the Strategic Initiative 3: Gog Magog Hills and chalkland fringe. These areas would remain within the Green Belt and are included in the Area of Major Change to highlight that future proposals for built development on the allocated areas must also include green infrastructure and biodiversity improvements within its adjoining open area.'
- 3.15 The Green Belt enhancement would need to focus on biodiversity. This is likely to take the form of enhancement of the agricultural landscape to provide a better environment for wildlife, which will enable public access around specific routes and

locations. Whilst detailed implementation will still need to be resolved the issues identified are considered capable of being suitably addressed at this point.

- 3.16 The relationship with Ninewells Nature Reserve needs to be carefully managed but is capable of being addressed.
- 3.17 'Development is dependent on the successful implementation of a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the surrounding road network.'
- 3.18 The campus will benefit from significant transport improvements including the Cambridge South Railway Station and Cambridge South East Public Transport Scheme, which also offers active travel options. A vehicular trip budget approach is capable of being implemented. Whilst detailed implementation still needs to be explored transport issues are considered capable of being addressed.
- 3.19 'A comprehensive landscaping plan, including the delivery of new publicly accessible green space will need to be delivered, to create a soft green edge of the city, to minimise the urbanising effects of the development and help compensate for harm to the Green Belt.'
- 3.20 As stated above, initial work exploring biodiversity mitigation suggests the focus of the land within the wider area of change and White Hill may be best suited to biodiversity enhancement rather than a formal approach to open space, but there would still be opportunities for public access and connections to green infrastructure within the campus and to the wider area. A site masterplan would need to provide comprehensive landscaping plan, including considering the approach to the city edge. Whilst detailed implementation will still need to be resolved, the issues identified are considered capable of being suitably addressed at this point.
- 3.21 Design parameters regarding the scale and height of buildings will be established, to respond to the landscape and townscape of Cambridge.
- 3.22 These detailed matters have not yet been addressed. Further work is being undertaken by the Councils to consider building heights, including heritage impacts, which will be available at the draft plan stage and to inform a future master planning process.
- 3.23 'Development on the additional land will only be allowed to take place when evidence is provided that opportunities on the existing campus have been fully explored and utilised before development takes place on the released land.'

- 3.24 Engagement with CBC so far does indicate potential for significant enhancement of the campus, and the potential for the proposed expansion land to help fund these improvements.
- 3.25 'Given the existing piecemeal development on the biomedical campus, any proposed release must contribute towards improving the wellbeing of campus users and surrounding communities, as well as addressing the spill over impacts on individuals and communities of this intensive employment location.'
- 3.26 There are a range of issues with the existing campus. Whilst there are some fantastic buildings and areas on the site, there are other areas which are underused, and do not provide a good environment for visitors and workers. Connections and movement within the site is also a mixed experience. There are significant opportunities to improve the existing campus. This includes providing a better range of facilities, improved movement corridors, and green infrastructure. This includes consideration of how facilities could also benefit surrounding local communities.
- 3.27 'The high water table and surface water flooding present challenges to development in this area. A comprehensive approach would be required to deliver sustainable drainage systems, which ensure the development is safe, and does not increase risk elsewhere.'
- 3.28 CBC have commissioned detailed flood modelling of the existing and proposed expanded campus, to identify how drainage scheme can serve the campus and avoid increasing flood risk elsewhere. Engagement is taking place with the lead local flood authority and the environment agency.
- 3.29 The First Proposals proposes to require 'An updated masterplan...for the Campus, to improve the overall experience of the site for workers and visitors. This should maximise opportunities to improve the 'legibility' of the Campus by providing a network of cycle and pedestrian routes, high quality new public realm and open space, but in particular explore opportunities to enhance connections with the proposed Cambridge South Railway Station'.
- 3.30 Such a masterplan could be created as a supplementary planning document to the Local Plan, or be agreed through the development management process. The issue will be considered further as the draft Local Plan policy is developed.
- 3.31 Drawing on the above, there is a clear and agreed case to make better use of the existing Campus. The case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement.

3.32 It should be noted that following the First Proposals Consultation an errata was published in relation to this policy approach. An error was identified in the online interactive version of the First Proposals. The third bullet in the Proposed Policy Direction for Cambridge Biomedical Campus (Policy S/CBC) was an error and did not reflect the wording agreed by the Councils for consultation. The interactive web based version of the First Proposals included a different third bullet to the pdf document version which was also available during the consultation. The PDF document version reflects what was agreed by the Councils for consultation and is correct. This error will be addressed at the next stage in the plan-making process. It is intended that an opportunity to make further representations specifically in respect of the paragraph included in error will be given at the next stage of consultation on the emerging plan.

Additional alternative approaches considered

3.33 No additional alternative approaches have been identified beyond those supporting the First Proposals.

Response to issues raised in representations

3.34 Responses to issues raised in representations include:

- **Support:** There is a clear and agreed case to make better use of the existing Campus. The case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement.
- **Support for improving existing Campus:** There is a clear and agreed case to make better use of the existing Campus. As an important location for the City the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- **Concern regarding expansion of Campus into Green Belt:** The Councils will continue to review the evidence and consider need for the site, but currently consider that the case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement. The First Proposals suggested a number of policy criteria that would need to be addressed if the additional area adjoining Babraham Road (S/CBC-A) was released from the Green Belt to meet the long-term needs of the Campus. At this stage we consider that these policy criteria are capable of being met; we will explore them further ahead of draft plan to come to a conclusion regarding the expansion of the Campus into Green Belt.

Further work and next steps

3.28 The Councils will continue to develop policies for the draft Local Plan, including:

- Supporting a comprehensive approach to the redevelopment of the existing Biomedical Campus.
- Continuing to explore and confirm whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt, and if so to propose its inclusion in the draft Local Plan.

Appendix Jan 23-A: Evidence base assessments of 2022 growth levels

Introduction

- 1 For the strategic growth and spatial options (SSOs) in November 2020 our evidence base consultants assessed three consistent housing and jobs growth levels: minimum, medium and maximum. Further to that, in 2021 the same consultants confirmed their assessment of the 2021 Preferred Options housing growth level of medium+ (the medium+ applied a 1:1 commuting assumption to the medium jobs figure, resulting in a modest increase in the 2020 medium homes figure) in relation to those previously tested growth levels, to ensure we had a consistent understanding of impacts (See [Strategy topic paper 2021, Appendix 1B: Evidence base assessments of the medium + growth level](#)).
- 2 We updated our employment and housing evidence to account for latest available data, which has identified updated 2022 minimum, medium and maximum growth levels. We sought to test the impacts of these to inform our decisions regarding the development strategy.
- 3 The approach to assessing the new 2022 growth levels needs to be the same as that undertaken for the medium+ growth level last year. Therefore, we need to reconsider the conclusions from evidence bases and Sustainability Appraisal in relation to the strategic growth and spatial options from November 2020 (the full testing of the minimum, medium and maximum growth levels) and 2021 (the testing of the medium+ growth level), to confirm whether considering the 2022 growth levels could reasonably have been anticipated to have resulted in different conclusions for the previously completed assessments of the growth and spatial options. If the answer to this question is yes we need to consider whether we already have sufficient information to understand what that different conclusion might be, or whether we need to test in full the impact of these updated growth levels.

Analysis

- 4 Our employment and housing evidence consultants identified emerging evidence on employment and associated housing growth levels to inform our plan-making as follows:
 - **2022 minimum housing growth level:** derived from government's Standard Method Local Housing Need and associated employment level,
 - **2022 medium growth level:** derived from the 'central' 'most likely' employment scenario, and the homes required to support those jobs

- **2022 maximum growth level:** derived from updated a 'higher' 'less likely' employment and associated housing scenario

5 The table below provides a comparison of the emerging 2022 figures against all housing growth figures previously tested, including the medium+ figure tested in 2021.

Table 2: Table of emerging 2022 growth levels alongside previous levels tested

Growth levels and difference	2020 SSO minimum	2022 minimum	2020 SSO medium	2021 medium+	2022 medium	2020 SSO maximum	2022 maximum
Growth requirement annual housing figure	1,743	1,769	1,996	2,111	2,463	2,711	2,763
Growth requirement 2020-41	36,700	37,200	42,000	44,400	51,800	56,000	58,100
Total figure to find (growth req. + 10% buffer)	40,300	41,000	46,200	48,840	56,900	62,700	64,000
% of difference between SSO minimum and SSO medium	0%	9%	100%	-	-	-	-
% of difference between SSO medium and SSO maximum	-	-	0%	16%	65%	100%	-

- 6 Regarding these growth levels:
- **2022 minimum housing growth level:** We note that the difference between the 2020 SSO minimum housing growth level of 36,700 homes for the period 2020-41 (or 40,300 including a 10% buffer) and the 2022 minimum housing growth level of 37,200 homes for the period 2020-41 derived from an annual housing growth level of 1,796 (or 41,000 including a 10% buffer) is 500 homes (or 700 including the buffer).
 - **2022 medium housing growth level:** We note that the difference between the 2020 SSO medium housing growth level of 42,000 homes for the period 2020-41 (or 46,200 including a 10% buffer) and the 2022 medium housing growth level of 51,800 homes for the period 2020-41 derived from an annual housing growth level of 2,463 (or 56,900 including a 10% buffer) is 9,800 homes (or 10,800 including the buffer). To give an indication of the scale of change, the 2022 medium growth level is around 65% of the difference between the SSO medium and SSO maximum housing growth levels (SSO medium was 42,000 homes for the period 2020-41 (or 46,200 including a 10% buffer); SSO maximum was 57,000 homes 2020-41 (or 62,700 including a 10% buffer). This compares with the 2021 medium+ that was around 16% of the difference between the 2020 SSO medium and maximum.
 - **2022 maximum growth level:** We note that the difference between the 2020 SSO maximum housing growth level of 57,000 homes for the period 2020-41 (or 62,700 including a 10% buffer) and the 2022 maximum housing growth level of 58,100 homes for the period 2020-41 derived from an annual housing growth level of 2,763 (or 64,000 including a 10% buffer) is 1,100 homes (or 1,300 including the buffer).

Key questions in relation to evidence published supporting the strategic growth and spatial options

- 7 The below questions and overall approach are consistent with the assessment undertaken with regard to the 'medium+' growth level and consulted upon as the 'First Proposals'. The key question to answer is whether consideration of the 2022 updated housing growth levels in relation to the strategic growth and spatial options would have resulted in materially different conclusions relating to the options, such that we need to test in full the impact of these updated growth levels, and in addition whether we need to retest the updated growth levels against all 10 previously tested options.
- 8 To help answer these questions we considered the following sub-questions for each of the evidence bases which completed an assessment of the strategic spatial options:
- a. Are there specific differences between conclusions for different 2020 SSO growth levels (i.e. not just an unquantified increase in the same impact?)

- b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?
- c. If yes to a and b, would this specific conclusion vary by spatial option?
- d. If yes to a and/or b and c, do we have sufficient information to make a conclusion about the impact of the updated 2022 growth scenarios, are we in the process of getting this, or is there a case that we should do substantive additional work to test these, and/or inform a comparative assessment of the previous 10 spatial options already assessed?

Table 3: Responses to questions regarding updated growth levels

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<i>Climate Change:</i> Water	Yes - quantitative assessment completed at strategic options stage. This assessment concluded that the medium growth strategy was feasible but was already stressing the water supply-demand balance locally. The maximum 2020 proposals were considered unsustainable because of the pressure this would place on the supply-demand balance. Subsequently the 2021 medium+ proposals were also considered sustainable.	<p>2022 minimum is a lower growth than 2021 medium+ and is therefore still acceptable.</p> <p>2022 medium is 7,400 homes more than 2021 medium+ (+17%) and likely to present further challenges in how a water supply-demand balance is met without detriment to the water environment. Without knowledge of how Cambridge Water propose to achieve a supply-demand balance it is not possible at this time to indicate whether the 2022 medium proposal is sustainable from a water resources perspective. This situation will be clarified in early 2023 when a new draft Water Resource Management Plan is published.</p> <p>2022 maximum is 13,700 homes more than 2021 medium+ (+31%) and higher still than the 2020 maximum proposals previously considered unsustainable. Hence the 2022 maximum proposal is not considered compatible with sustainable water resources management although this situation will be confirmed when the new draft Water Resource Management Plan is published which will explain future proposals for new imported resources and future management of aquifer abstractions.</p>	No	<p>Water resources constraints are considered more dependent on the quantum rather than the location of the development.</p> <p>Wastewater challenges exist in Cambourne area but conclusions do not vary between growth levels and existing infrastructure improvement plans can accommodate significant growth overall and be locally adapted to accommodate spatial alternatives.</p>
<i>Climate Change:</i> Zero Carbon	Yes - Quantitative assessment completed at strategic options stage.	<p>Modelling the updated growth levels would:</p> <ul style="list-style-type: none"> cause an overall increase in the amount of carbon shown in our modelling, but this should not 	Yes	Remodelling the increased growth figures, without a change in distribution between spatial options would not result in a change to our conclusions.

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		<p>necessarily be seen as a reason to avoid the increased growth – because our tool is not able to account for carbon that occurs outside of Greater Cambridge even if caused by employment growth within Greater Cambridge. If Greater Cambridge artificially limits its own growth, this is likely to squeeze that growth into neighbouring areas and simply ‘hide’ that carbon rather than avoiding it. If that happens, there may actually be even higher carbon emissions in reality if this causes people to commute further or if the homes are built in an area that has worse standards than Greater Cambridge intends to have for net zero carbon buildings. It’s just that our tool would not capture this within Greater Cambridge’s carbon account.</p> <ul style="list-style-type: none"> • Would give a fuller picture of the overall carbon emissions of the growth within Greater Cambridge, but this would only be useful if there are decisions to be made around the implications of addressing that carbon e.g. costs of an area-wide offsetting scheme for transport carbon and embodied carbon; justifying allocation of more sites for renewable electricity generation capacity; programs to more rapidly phase-out fossil fuel cars; etc. 		<p>However, if the significantly higher growth (especially in 2022 Medium scenario) results in a need to change the distribution of growth in the different spatial options – e.g. an additional new settlement or more village growth – then there is a chance that the conclusions might change.</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<i>Green Spaces and Biodiversity: Green Infrastructure</i>	No - Qualitative assessments – conclusions identify unquantified increase in the same impacts in relation to the difference between growth levels.	Although the answer to question a is no, LUC consider this to be important commentary: The increase in growth level will exacerbate the effects identified in the previous assessments. However it is unlikely that an updated assessment would report significantly different conclusions in relation to the growth levels previously assessed (assuming the spatial distribution of homes remains as per the previous options).	Yes	The previous assessments present different findings for different spatial options. It is likely that the effects identified would be exacerbated under the higher growth levels. Whether or not a different conclusion would be reached depends on where the increased provision of homes would be provided – this certainly has the potential to result in different assessment findings.
<i>Wellbeing: Equalities</i>	No - No differentiation in conclusion between growth levels tested. Planning for additional development to respond to development needs provides opportunities to address the needs of people with different protected characteristics, for example with different types of homes that are needed and a greater range of jobs. The First Proposals assessment highlighted positive impacts related to age, disability, pregnancy and maternity, race, and issues related to Cambridge being an unequal city and south Cambridgeshire’s rurality issues. Additional development would need to be accompanied by community facilities, green spaces and other infrastructure, helping to create more balanced and sustainable communities including by improving access to services and facilities locally. This could also have positive impacts if these supporting needs are met. The extent of benefits and impacts would depend on the scale and location of development, and policies put in place to secure	N/A	N/A	N/A

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
	supporting infrastructure and to avoid negative impacts.			
<i>Great Places: Landscape and Townscape</i>	Yes. The qualitative assessment identifies an unquantified increase in impacts in relative terms of changes that may cause relatively greater harm to distinctive local landscape and townscape characteristics/features between the 2020 SSO minimum, medium and maximum growth levels.	It is unlikely that the updated 2022 minimum and maximum growth levels would make a significant material difference to the previous conclusions regarding these SSO growth levels when tested at a strategic level. However, it is likely that the updated 2022 medium growth level would make a significant material difference to the previous conclusion regarding this SSO growth level when tested at a strategic level, due to the substantially higher level of growth proposed.	No, with regards to the updated 2022 minimum and maximum growth levels. Yes, with regards to the updated 2022 medium growth level.	N/A for minimum and maximum growth levels The substantially higher level of growth associated with the updated 2022 medium growth scenario is likely to result in changes that may cause greater harm to distinctive local landscape and townscape characteristics/features, depending on the spatial option. The additional growth is likely to increase the risk of significant conflict with policy for the medium growth scenario, and may change the conclusions on the relative performance of the different spatial options.
<i>Great Places: Heritage Impact Assessment</i>	No - Qualitative assessment – conclusions suggest unquantified increase in impacts in relation to the difference between growth levels.	In terms of the historic environment, the additional growth will most probably increase the risk of significant conflict with policy for the medium growth scenario.	Potentially	The significant changes to the medium growth level may have a material and significant effect on the conclusions on the different spatial options depending on how the additional growth is delivered within each spatial option. We are unable to comment further, or make any assessment, without information on how the additional growth would be delivered under each of the different spatial options. However, we can say that the additional growth will most probably increase the risk of significant conflict with policy for the medium growth scenario; and may change our conclusions on the relative performance of the different spatial options.
<i>Jobs: Employment</i>	Yes - Employment projections were re-run to inform the 2022 housing growth levels, and overall jobs numbers have changed (increased for the medium level but decreased for	Comparing the minimum housing growth levels, the results are the same as the 2020 assessment as the 2022 minimum housing growth levels will not be sufficient to meet forecast employment requirements.	Yes	Conclusions relate to locations <i>per se</i> as best serving specific sector needs, and separately to whether growth levels would meet sector land requirements.

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
	<p>maximum) from those included in the First Proposals.</p>	<p>For the medium level of growth, there has been a material increase in homes required to meet the medium jobs growth level, which is considered the most likely employment outcome. The revised medium level of homes would be required to meet the revised employment scenario.</p> <p>For the maximum level, there has been a more limited increase in the homes required and the 2020 assessment conclusions are likely to remain the same.</p> <p>There are other factors in the 2022 employment evidence that may influence the SSO assessment, in terms of recommendations for types of floorspace planning, which have increased, separate from the homes and jobs needs due to factors associated with property markets that are not directly influenced by homes and jobs.</p> <p>The standard method scenario in the 2022 employment evidence is equivalent to the jobs (and therefore homes) in the minimum scenario. Given the rate of jobs creation in the past, the standard method scenario would constrain job growth. The current level of floorspace commitments in the Greater Cambridge land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the standard method,</p>		

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		<p>however there is uncertainty regarding industrial and warehousing needs.</p> <p>The central scenario in the 2022 employment evidence is equivalent to the jobs (and therefore homes) in the medium growth scenario. Given the rate of job creation in the past, the 2022 employment evidence recognises this as the most likely outcome for the Greater Cambridge economy. The current level of floorspace commitments in the Greater Cambridge land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the central scenario, however there is uncertainty regarding industrial and warehousing needs.</p> <p>The higher scenario in the 2022 employment evidence is equivalent to the jobs (and therefore homes) in the maximum growth scenario. The current level of floorspace commitments in the Greater Cambridge land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the higher scenario, however there is uncertainty regarding industrial and warehousing needs.</p>		
<i>Homes</i> : Housing Delivery Study	Yes – SSO findings concluded that an annual housing requirement higher than the medium level may be achievable, but that maximum level is unlikely to be deliverable based on the	The 2022 minimum and maximum growth levels do not make a material difference to the previous conclusions on the 2020 minimum and maximum growth levels. The leap between the 2020 medium and 2021	Yes – the final spatial strategy and site selections will have a bearing on how quickly sites can be brought on	Most conclusions relate to locations per se, and separately to the deliverability of achieving the medium and maximum growth level. Considerations of whether a five year land supply can be delivered varies depending on

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
	current policy framework and evidence for historical precedents.	medium+ to the latest 2022 medium growth level would make a material difference to previous conclusions regarding medium SSO growth levels.	stream and then how quickly they build out.	growth level and spatial option. The material increase in annual housing completions from the 2020 medium and 2021 medium+ to the 2022 medium will require significant new sources of supply over and above the additional allocations proposed in the First Proposals version of the Local Plan. Therefore additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable.
<i>Infrastructure:</i> Transport Evidence	Yes - Quantitative assessment completed at strategic options stage.	<p>The levels of growth suggested in the latest information are broadly within the range of growth already tested in the 2020 Spatial Option tests and therefore we are content that there will not be a significant impact on the ability of the transport network to accommodate the proposed growth. Given that the revised 'high growth scenario' is only relatively small increase in dwellings (1300-1400) above what was previously tested, this summation remains true.</p> <p>It possible that there may need to be additional mitigation both across the local plan area and on a site-by-site basis as a result of the higher levels of growth. It is also possible that the phasing of both development and mitigation would need to be revised to ensure the phasing of the higher level of development did not result in increased highway impacts before the planned mitigation is introduced.</p>	Yes	<p>The revised growth levels do not significantly change the conclusions made in relation to the Spatial Options tested in 2020 providing that the additional growth was located in line with the hierarchy of transport performance for development in different areas in line with the transport evidence report.</p> <p>The relative performance of the different development areas (edge of Cambridge/new settlement) is broadly consistent across the spatial options tested and therefore the conclusions are unlikely to change.</p> <p>Due to the range of development options tested to date and the conclusions these tests enabled us to arrive at, we have sufficient information to be able to draw conclusions on any updated options of this scale. Any final, agreed development scenario would be subject to a further test in order to be taken forward to the draft plan.</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<p><i>Infrastructure:</i> Infrastructure</p>	<p>Yes - In our earlier studies, the first step was to assess the 'balance of homes to find'. This equals the total number of new homes minus the number of new homes already committed (i.e. with planning permission). Future infrastructure needs are driven by the 'balance to find', because the new homes already committed can be served by infrastructure capacity already existing or committed; otherwise those homes would not have been granted planning permission.</p> <p>The 2020 Spatial options Infrastructure Delivery Plan Spatial Options assessment, prepared by Stantec, identified the growth levels and calculated the balance to find.</p> <p>The report raised concerns about the ability of the maximum level of growth to achieve the required open space on site due to the density assumptions made (although this could be overcome by using more efficient forms of open space / sports provision) and water targets. The minimum and medium did not raise concerns.</p> <p>The Preferred Option tested in 2021 (referred to as Medium+) had a 'balance to find' of 12,000 homes 2020-41, but because the supply ran to 12,440, this higher figure was tested. That work considered whether this balance to find (higher than the 9,800 in the 2020 medium growth option) generated concerns beyond the medium option tested previously, and the answer was not materially.</p>	<p>Comparing the 2022 minimum growth option with the 2020 minimum, the new 2022 data generates a higher growth target, but only an additional 700 homes (including the buffer), and given the higher supply and additional delivery (faster delivery at Northstowe and Waterbeach), the balance to find under the minimal option is less than it was under the 2020 minimum scenario (2,300 homes compared to 3,900 homes), and thus the new data makes no material difference to our previously drawn conclusions.</p> <p>Comparing the 2022 <u>medium growth option</u> with the 2021 Medium+ Preferred Spatial Option, overall proposed growth in homes based on the new data is approximately 8,000 higher. Supply has increased by 800 and additional (faster) delivery is anticipated at Northstowe and Waterbeach, which increases committed supply by 2,300. However, the balance to find based on the new 2022 growth levels rises to 18,300 homes, an increase over the 2021 Medium+ of approximately 6,000 new homes, a rise of almost 50%. What is also apparent is that the balance to find for the medium growth option based on the current data, is in excess of the maximum tested in 2020, in respect of which we had raised concerns (17,700 homes vs the updated figure of 18,300). This is a specific and significant difference.</p>	<p>Yes</p>	<p><u>2022 minimum growth option: no.</u> Our previous conclusions still stand regardless of spatial option.</p> <p><u>2022 medium growth option: yes.</u> An additional 6,000 homes to find over and above the Medium+ preferred option is equivalent to three quarters of another fully built out NEC. Existing infrastructure capacity and future requirements vary by location and therefore the different spatial options will have different infrastructure requirements to deliver the additional homes.</p> <p><u>2022 maximum growth option: yes.</u> With the reduction in the number of homes delivered through faster growth from 8,600 to 1,500, the balance to find is 7,600 higher than previous, and this significant increase is likely to lead to different conclusions because to deliver the additional homes the different spatial options will have different infrastructure requirements.</p> <p>By adjusting housing density assumptions it may be possible to provide a higher proportion of the land area to meet the increased infrastructure requirement, but the scale and cost of that infrastructure requirement is directly related to the number of homes and population, and the new 2022 growth levels do increase this substantially.</p> <p>In our previous studies, we concluded that the maximum option of 17,700 'balance to find' homes would be difficult to accommodate in</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		<p><u>Comparing the 2022 maximum growth option</u> with the 2020 maximum, the new data adds a further 1,300 homes to the maximum growth option, which is more than balanced by the higher supply and faster delivery of the existing committed new settlements. However, we understand that the 8,600 homes previously identified to be delivered in the plan period (the additional faster delivery referred to in above) has now been scaled back to the 1,500 homes identified in the table below, i.e. this means there is a further 7,100 homes to find in the plan period. On this basis the balance of homes to find under the maximum growth option increases substantially to 25,300 (up from 17,700), which will lead to specific differences in the conclusions now reached.</p> <p>Thus, at this stage without rerunning the assessment in full, we expect that the new medium and maximum growth levels will make a material difference to our previous conclusions. Indeed, given the new data (for both medium and maximum) raises the housing unit balance above the maximum tested previously (the 2020 level), it is highly likely that the additional housing would generate significant infrastructure needs over and above the maximum needs we estimated in earlier studies. The minimum growth option has a lower balance of homes to find than the earlier studies, and so does not make a material difference to previous conclusions.</p>		<p>terms of infrastructure provision. Considering the new 2022 data, including the increases in committed supply and faster delivery, the medium growth option represents a 50% increase on the 'balance to find' homes compared to the earlier medium, and is a higher figure than the earlier maximum, and the new maximum is 43% higher than the 2020 maximum. Therefore, both growth options are likely to be even more difficult to accommodate than the 2020 maximum, in respect of which we had concerns.</p> <p>In summary:</p> <ul style="list-style-type: none"> - For the medium and maximum growth options the 2022 version will result in substantially higher infrastructure requirements, irrespective of spatial options (the location of growth). But the extent and nature of those requirements will vary by spatial option, because existing infrastructure capacity and future requirements vary by location. - For the minimum growth option, our previous conclusions still hold, irrespective of the spatial option chosen.

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<p><i>Infrastructure:</i> Viability</p>	<p>Not substantively</p> <p>Our viability work is delivered through assessing the viability of 'typology sites' – effectively hypothetical sites typically categorised by type (greenfield/brownfield) and value zone. These do not take account of a cumulative number of housing across the local authority area. Therefore, the change in the number of units required in the Local Plan would be unlikely to influence the designation of typologies. We also carried out more detailed analysis of strategic sites – namely the North East Cambridge Area Action Plan, Cambridge East Airport, and Cambourne. If the number of units expected to be delivered within those strategic sites was to change, then it would have an impact on the viability, although given the high density of the modelling for the NECAAP site, we anticipate there would be limited capacity for additional units on the NECAAP site, and additional housing would have to go elsewhere in the area. Therefore again this would have no direct impact on how we set up and tested our work.</p>	<p>There are two circumstances where we think there may be an impact on our work:</p> <p>1) Infrastructure costs – we have received the commentary from IDP with regard to the impact on their IDP cost conclusions. This would have a knock-on impact on our viability work, as we used costs provided by Stantec as an input in our viability appraisals.</p> <p>a. In the 'Greater Cambridge Local Plan Report: First Proposals (Preferred Options)' dated Aug 2021, we did not have final infrastructure figures from Stantec, but we used a figure of £30,000 per unit based on the interim report.</p> <p>b. In the 'NECAAP Viability Assessment' dated Dec 2021, more detailed cost information was provided by Stantec, therefore an infrastructure figure of £28,187 per residential unit, and £216 per sqm for commercial development was applied.</p> <p>Therefore, any increase on those costs would have an impact on the viability outcomes. However, until we receive any figures from Stantec, we are unable to run any revised modelling to assess the level of impact it would have on the viability. Given the change in the economy over the last year – since when house prices have risen (and likely have peaked), build costs have continued to rise etc, it would be recommended that the full</p>	<p>Yes</p>	<p>Additional strategic sites - if in order to meet the higher need, the Councils identify any additional strategic sites to locate a large number of the units, then that may need to be specifically modelled individually as well.</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		viability models are tested with all inputs updated, not just infrastructure.		
Habitats Regulations Assessment	No - To assess the impacts of a plan in relation to HRA, it is necessary to understand the broad locations of proposed growth. As such, our previous assessments have considered the impacts of each spatial option based on the primary location of growth until a more detailed assessment can be completed rather than looking at the impacts of the plan at each growth level over the plan period. Therefore, the re-running of the evidence testing of the strategic spatial options against a new growth level is not considered to result in materially different outcomes to our November 2020 and August 2021 conclusions.	N/A	Yes	Should there be changes to the spatial options, then an assessment would need to be conducted to determine the potential impacts of the plan against the new/changed spatial options.

Conclusions

- 9 These conclusions seek to answer question d above: if yes to a and/or b and c, do we have sufficient information to make a conclusion about the impact of the updated 2022 growth scenarios, are we in the process of getting this, or is there a case that we should do substantive additional work to test these, and/or inform a comparative assessment of the previous 10 spatial options already assessed?
- 10 On the basis of the above:
- As shown in table 3, all evidence bases note that the significant difference between the 2022 medium and the previous 2020 medium and 2021 medium+ growth levels would result in material differences to conclusions made regarding those earlier growth levels. Evidence bases considered that difference between the 2022 minimum and the 2020 minimum was not material; most evidence bases with the exception of infrastructure and viability considered that the difference between the 2020 maximum and 2022 maximum was not material.
 - A synthesis of evidence base findings that provided an initial commentary on the likely impacts of the new 2022 medium growth level is presented in the main body of the Strategy topic paper: Development Strategy Update. Initial exploration of the growth levels has been completed in the Housing Delivery Study Addendum published alongside this topic paper. Further assessment of the impacts of the 2022 growth levels for water and housing delivery will be undertaken to inform the draft plan development strategy.
 - Noting the significant increase presented by the 2022 medium in relation to the 2020 and 2022 medium figures, all evidence bases stated that the location of that additional growth would have a material bearing on its impacts.
 - Informed by the responses from the various evidence base consultants in the table above, the Councils will explore and confirm the need or otherwise for any further strategic options testing, once we have confirmed a growth level that is deliverable in housing delivery and water supply terms, and once we have identified a distribution to meet this growth level.

Appendix B – CBC VISION 2050

Cambridge Biomedical Campus Vision 2050:

Creating a life sciences
quarter for Cambridge



Foreword

This document sets out our ambitions for Cambridge Biomedical Campus over the next three decades. Building on the successes of recent years, it shows how we will further develop the campus to be the best place in the world to work in health and life sciences. More than this, we aim to make it a vibrant urban community in its own right.

This is the right time to renew our ambitions. Today we look again to the future as both a centre of excellence for healthcare provision in Cambridge and global innovation hub, leading and shaping the new technologies and disruptive techniques that define tomorrow. The way we work and live was changing rapidly before the first COVID-19 infection: the pandemic has accelerated these changes dramatically.

Cambridge Biomedical Campus is a collection of outstanding institutions and businesses, distinctive for operating across the spectrum from translation of research into clinical practice and beyond; but to continue to be globally successful in the 21st century we need even more seamless collaboration and better offerings to ensure that people who work here thrive. Patients here will access the best healthcare in the world, as organisations here confront and overcome some of our most persistent challenges.

Twenty-one years ago, campus occupiers published the 2020 Vision, a plan to achieve excellence in healthcare, research and industry. Since then, the campus has expanded by 70 acres, we have built the new Royal

Papworth Hospital, two multinational corporate headquarters and the Cancer Research UK Cambridge Institute. Our scientific and healthcare achievements have been driven by a highly effective and lasting partnership between education, research, and practice. It is a model which has enabled organisations at CBC to lead the response to COVID-19 across healthcare disciplines.

We have created a world class campus; over the coming decades we will make this a place which delivers the excellence and scale of opportunity deserving of the world's brightest minds in the medical and biological sciences. In doing so we will make this one of the best places to live and work in the world, empowering economic growth with access to high quality and sustainable housing, green space, and active and clean connectivity at the heart of new quarter for the city.

Life sciences have grown at an unprecedented rate over the last two decades around the world. Our last Vision has put us in a position to lead the next phase of growth: this *Vision 2050* sets out our plan to do so.



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Derek Jones
CEO | Babraham
Research Campus



Dr. Jan Löwe, FRS
Director | Medical Research Council
Laboratory of Molecular Biology



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Professor Stephen Toope
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Chair | CBC Strategy Group



Dr. John Wallwork, CBE
Chair | Royal Papworth Hospital NHS
Foundation Trust



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Executive summary

By 2050 Cambridge Biomedical Campus will be globally leading and locally rooted, where research, commercialisation, and real-world application of life sciences come together.



**People
centered**



**Defined by
co-location**



**A vibrant
community**



**The smartest
place in
Europe**



**Globally
connected**



Cambridge Biomedical Campus (CBC) is one of the world's leading centres of life sciences research, medical innovation, and healthcare provision. We are home to state-of-the-art research hospitals, the headquarters of international life sciences businesses, and research and higher education institutions.

Over the next three decades, we will transform our campus so that we can continue to lead the world in life sciences as a thriving innovation district. Our Vision is to create a place that innovates in every area of the life sciences and which works to improve all aspects of human health. To do this, CBC must enable the interaction of organisations which are based here, becoming a place where life-saving treatments are not only provided but also discovered.

CBC will represent the modern expression of Cambridge's character: inquiring, collaborating, welcoming, and aspirational. We will be both the primary engine for life sciences growth and innovation in the region and a centre of excellence for healthcare, creating life-saving innovations at the heart of a vibrant local community. Realising our Vision will not only improve our site but also empower innovation throughout Cambridge.

New and growing businesses will continue to come to Cambridge for its established innovative strengths. Implementing our Vision of a strengthened, locally-rooted,

Through our Vision, we will develop:

- **A mature campus**, with a wide range of complementary spaces for business, research and healthcare institutions
- **A connected place**, with enhanced physical and digital links to other local and international centres of research and clinical excellence
- **A 20-minute neighbourhood**, integrated into its community, where people can enjoy a healthy environment and a high quality of life
- **A fully functioning urban extension to Cambridge**, with a mix of business, residential and supportive infrastructure in a sustainable development
- **An engine of economic growth**, creating jobs and improving productivity locally and throughout the UK

and innovative district will require the campus to provide for local needs and address the global forces shaping how we work and live. Our challenge is to harness this growth for the benefit of the city, its communities, and the whole country.

We will do so through:

- Active and open stewardship
- Integration and inclusion
- Place focus
- Nurturing diversity



CBC Vision 2050

Who we are

Cambridge Biomedical Campus is one of the world's leading centres of life sciences research, medical innovation, and healthcare provision. We are home to leading research hospitals, the headquarters of international life sciences businesses and higher education institutions. CBC is a globally important life sciences engine, and we have come together to demonstrate our commitment to Cambridge through a new Vision for our campus and our role in the city and beyond.

We are now renewing and expanding our partnership for the next three decades, working together to shape the future of the campus so that we can continue to lead the world in life sciences. Together, campus institutions, occupiers and investors will transform CBC into an integrated quarter of the city, increasing innovation and commercial opportunities while creating one of the world's most attractive and welcoming places to live in, visit, research, and work.

Our campus must continue to be greater than the sum of its parts, so we have brought together all our talents and expertise to set a new Vision for the next 30 years.



CBC Vision 2050

Cambridge Biomedical Campus will be globally leading and locally rooted, the preferred destination for life sciences, where research, commercialisation and real-world application come together to create life-saving innovation in a vibrant local community.

The campus will be:

- **Defined by co-location** – Where research, business and clinical excellence come together, benefiting uniquely from proximity, to improve lives
- **A vibrant community** – An inclusive, sustainable, genuinely affordable neighbourhood that is the best of Cambridge
- **The smartest place in Europe** – Unrivalled in its capacity to accelerate the cycle of discovery, scaling, and commercialisation, supported by a smart environment that drives knowledge transfer
- **People centred** – Sustainable design at a human scale to promote innovation, talent, collaboration, health and wellbeing
- **Globally connected** – Dynamic relationships with and connections to innovative places throughout Cambridge, the UK, Europe and the world

Global trends

The life sciences economy is growing at a fast pace. Global R&D spending on life sciences hit a record \$179 billion in 2018, a 23% rise on four years earlier: by 2024, it is forecast to reach \$213 billion. Overcoming new and persistent diseases will be one of the main challenges of this century, galvanising ever-increasing investment in the health economy.

The COVID-19 pandemic has emphasised the existential threat to lives and livelihoods posed by modern diseases. Global economic and health trends are likely to pose similar threats:



The emergence of highly resistant strains of virus and novel forms of disease.

Advances that have supported human health for generations no longer offer the defence they once did, with major risks from novel viruses and antibiotic resistance.



The forces of climate change, urbanisation and globalisation.

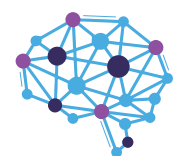
Accelerating the rate at which new diseases come into contact with humans, but also the speed with which they can spread through populations.



Socioeconomic inequality and ageing populations.

Pressure on public services and funding is increasing. By 2050, one in six people in the world will be over age 65 (16%), up from one in 11 in 2019 (9%).

At the same time, new technologies and processes are already having a transformative effect on the way we treat and manage disease:



Digitalisation, data science and artificial intelligence.

The Artificial Intelligence market in life sciences alone is expected to increase from \$198.3 million in 2018 to \$3.88 billion in 2025.



Demand for personalised and data driven medicine.

The annual data output in healthcare is expected to rise by 760% from 2018 to 2025.



Flexible and remote working are becoming the norm.

Going forward, 3-4 times as many people are likely to be working from home as before the pandemic

These global trends demand action. Cambridge must lead the way in addressing the challenges and making the most of opportunities – or risk being passed by.

Life sciences research must be **more innovative and adaptable than ever before**, with effective and efficient pathways from lab and mass testing to commercialisation and distribution.

Life sciences districts and research centres must create **the best environment for innovation**, while also ensuring that they offer a high quality of life that can attract and retain talent and support staff.

Our life sciences ecosystem is adaptable, able to anticipate life science trends and to shape what is to come. The HM Government Life Sciences Vision recognises that investing in clinical research infrastructure and centres of excellence is a precondition of continued success in the UK. The places with the institutions, expertise, and innovative environment to lead the development of new medicines, treatments and healthcare technologies will be at the forefront of overcoming our health challenges.

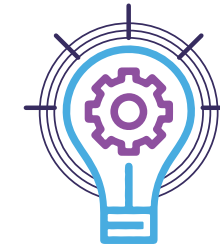
Value of life sciences in Cambridge

Life sciences is the fastest growing sector in Cambridge, already one of the world's most advanced hubs of biomedical activity. Further development of Cambridge Biomedical Campus is a unique opportunity to not only support Cambridge's productivity and economic growth, but also to grow UK plc and the global life sciences sector. For companies and researchers that work here, there's nowhere else in the UK.

Life Sciences: A Global Opportunity



Global healthcare spending rising **4% a year**



\$179 billion in global R&D spending



Employment growth of **10%** in UK Life Sciences since 2010

Local Strength in Life Sciences

£2.3 billion in Gross Value Added

20% of the Cambridge economy

21% turnover growth and 11% employment growth



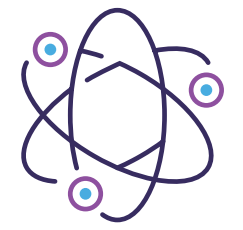
12,400 private employees, 5% of UK total



330 businesses



21,200 public sector jobs

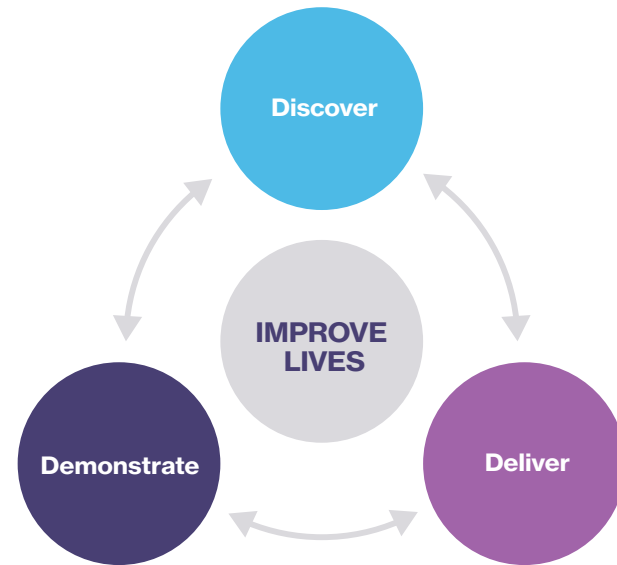


High productivity of **£187,000** per head

Cambridge Vision for life sciences

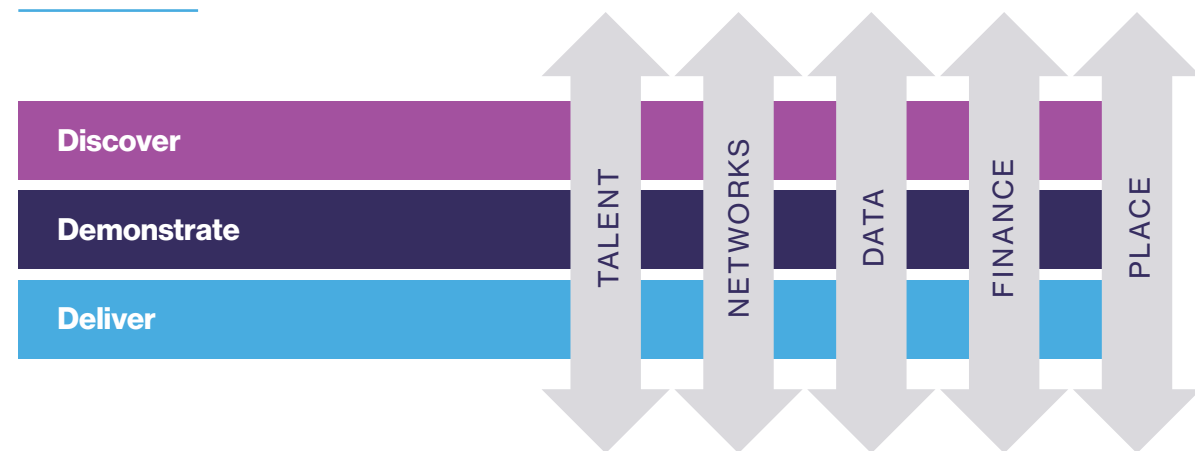
Our mission: an accelerated cycle of discovery to delivery improving lives locally and globally

- **Improving lives** by increasing global health and wealth, with our local population at the centre
- **Discovering** breakthrough insights into the underlying mechanisms of disease, novel treatments and improved systems for care delivery
- **Demonstrating** the value of discoveries from Cambridge and beyond in real world populations and health systems using integrated health, social and economic data
- **Delivering** health, social and economic impact by scaling breakthrough discoveries at pace



Striving to be globally distinctive: to continue to be a destination of choice for life sciences talent and investment we need to continue to invest in the five pillars that underpin our vision: Talent, Networks, Data, Finance and Place

The Five Pillars



Role of clusters in life sciences

Cambridge is one of the world's most innovative economies. Since the 1960s, entrepreneurs and academics in the city have pioneered an open and collaborative approach to business which has led to the rapid expansion of the knowledge economy. Over the years, Cambridge has developed a remarkably successful innovation ecosystem, supporting entrepreneurship and cutting-edge advances in a broad set of high-tech sectors.

Early business ventures set up by engineers to apply their expertise to industrial problems have in time become multi-billion pound businesses, and since the establishment of Cambridge Science Park by Trinity College in 1970 a network of specialised innovation campuses has spread across the city. These highly-developed specialist clusters are concentrations of large and small businesses, university departments, public institutions and investors.

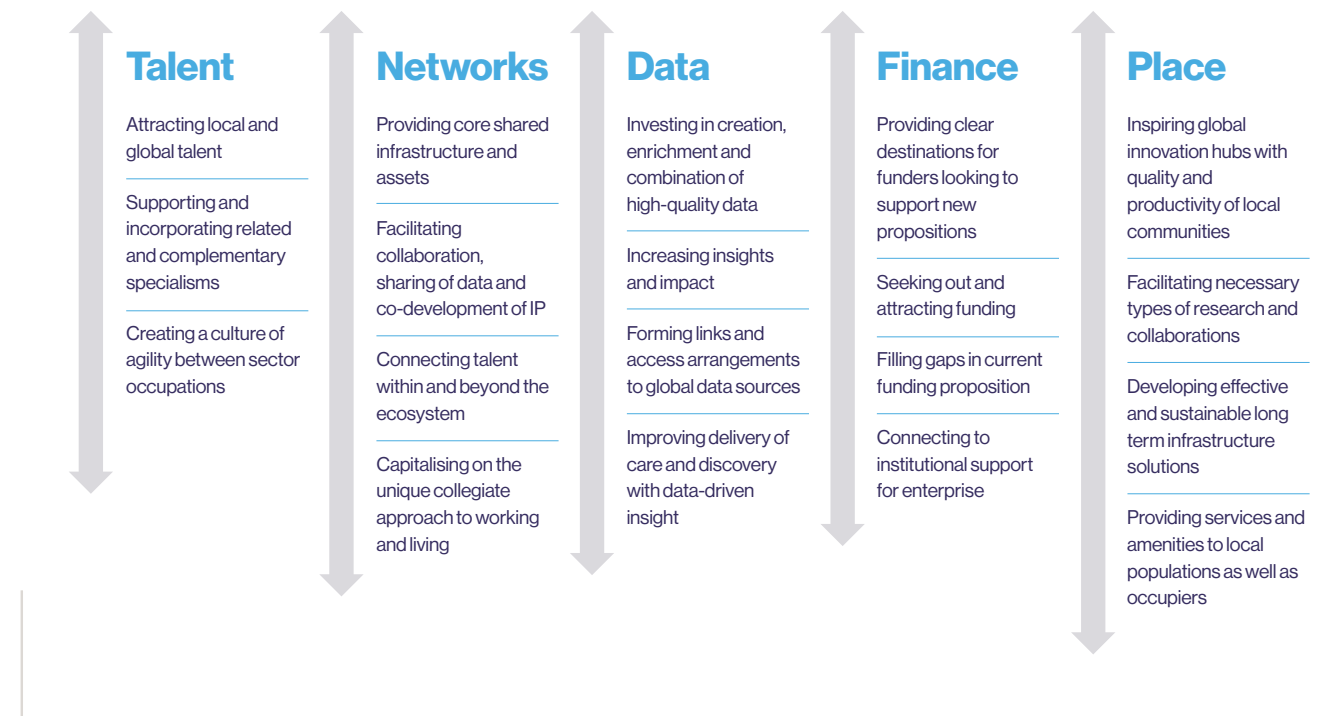
The power of this collaboration has become ever more apparent during the COVID-19 pandemic. By capitalising on the world-class biomedical research facilities and collaborative opportunities provided at CBC, researchers here have led new initiatives in testing, ventilator sequencing, hospital and healthcare system management, and patient data analysis.

Collaboration between businesses and healthcare institutions, facilitated by proximity in innovative clusters, facilitates the discovery and application of new processes and technologies. Royal Papworth Hospital, for instance, has led fruitful collaborations with Philips Electronics UK, redesigning catheter labs to deliver specialised care with the heightened infection prevention precautions.

Over 30 science and technology parks sit within a radius of approximately 10 miles of Cambridge, with more in Ely, Newmarket, Huntingdon, Godmanchester, and Royston. Many have a particular specialism within life sciences, which combined create a whole greater than the sum of their parts.

Science parks in Cambridge play a distinct role across the cycle of discovery within life sciences – only CBC has the capacity and institutional mix to contribute to each. CBC is the only location which provides life sciences businesses with the close proximity to clinical infrastructure and expertise needed to support growth. But the network of parks is fundamental to realising the *Cambridge Vision for Life Sciences* and supporting Cambridge's knowledge engine. These innovative hotspots have a significant role in each of the pillars of the Vision for life sciences.

Cambridge Life Sciences



Clusters in Cambridge

Cambridge's innovation ecosystem is distinctive for its concentration of specialist campuses. Today, Cambridge is Europe's largest biotechnology cluster, comprised of over 30 science and technology parks.

The Cambridge ecosystem benefits from the interface between two main sectors of technology and life sciences. Reflecting this, the parks and campuses that make up this environment vary in composition and specialisation. Some are composed largely of private sector firms (for example, the Cambridge Science Park). Others include or are based around one or more institutes (such as the Babraham Research Campus and Wellcome Genome Campus), while CBC has benefited from significant public sector investment in NHS and Higher Education Institution (HEI) infrastructure as well as medical charity funding. Cambridge University Health Partners (CUHP) supports coordination between the different life sciences hubs, operating on behalf of three NHS trusts and the University.

The synergies between these different parks and campuses that together make up the Cambridge cluster are not only mutually reinforcing, but act to stimulate innovation, enterprise and growth. But while science parks used to be sufficient to enable productivity and growth, tomorrow's innovation districts need to express something more.

Innovation districts demonstrate a new relationship between economic activity, place-making, and networking. Open innovation rewards collaboration, and innovative organisations and workers require the proximity that allows the quick and seamless exchange of knowledge, ideas, intellectual property, and projects. Science parks co-locate firms, but true innovation districts demonstrate a mixture of organisations co-located in strong environments built to support collaborative activity while also providing good places to live and work.

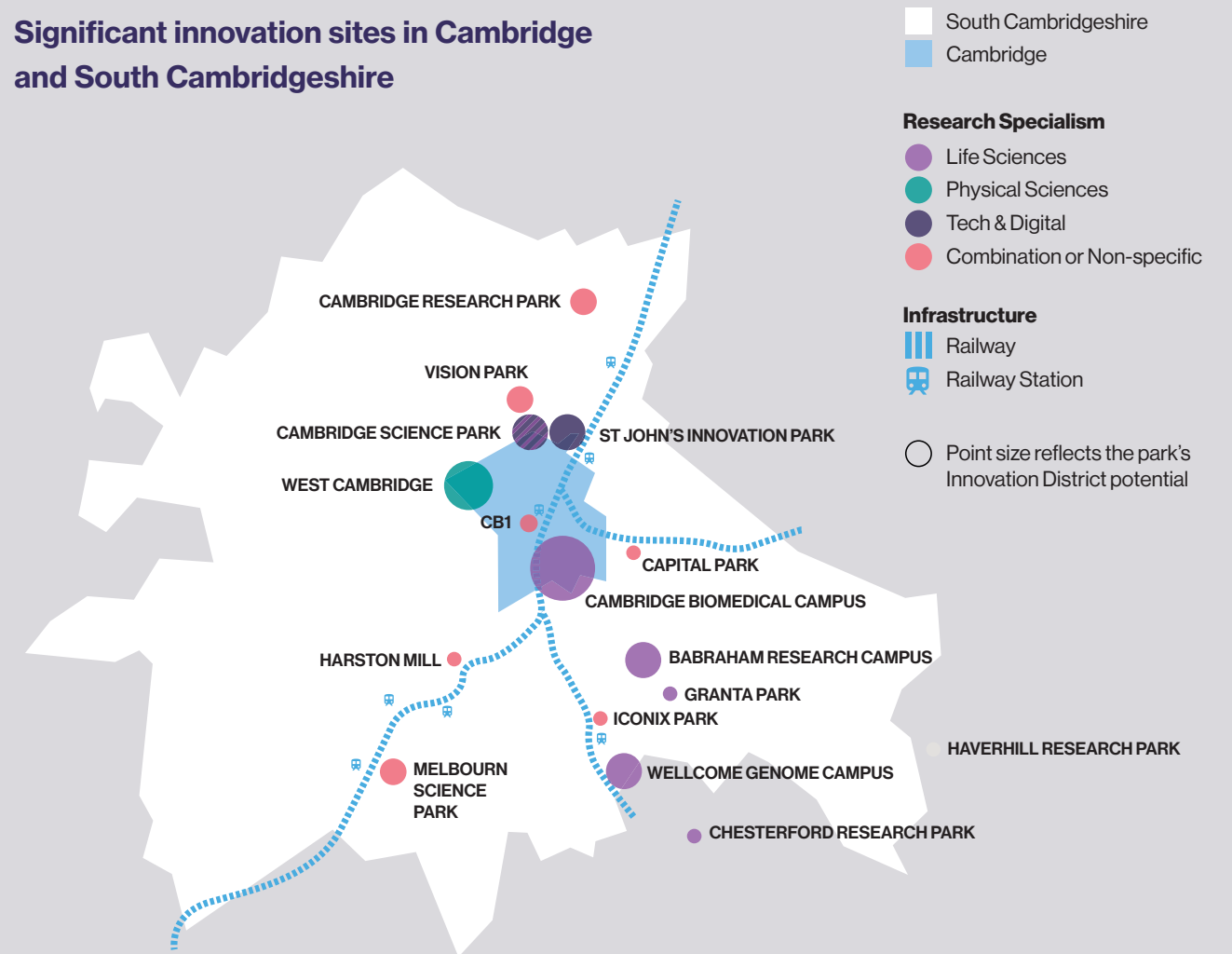
This remains true in a post COVID-19 world, where flexible and remote working may become increasingly prevalent. Science and technology sectors, and



Image credits: Abcam



Significant innovation sites in Cambridge and South Cambridgeshire



knowledge-intensive sectors which rely on innovation to maintain growth, will always require in-person tacit knowledge exchange, facilitated by proximity. Firms, innovation districts, and ecosystems will continue to require extensive collaboration space to ensure innovation and productivity continue.

Today, there are two campuses in Cambridge with significant potential to act as innovation districts: Cambridge Biomedical Campus and West Cambridge. CBC already has the institutional strength to act as such, and only needs enhancement of amenity and collaboration space, plus opportunities for more firms to co-locate. West Cambridge benefits from the University of Cambridge's concentration on the site, bringing innovation expertise to its strategic development.

Connections between these sites, both physical and through the new University Enterprise Zone, amplify their suitability as complementary innovation districts powering Cambridge's innovation ecosystem.

These two sites have something else in common. Their locations mean that they could function as true urban extensions to Cambridge. They can become truly sustainable, future-proofed, and inclusive places; fully functional and accessible sites for people to work and live; and connect Cambridge's wider innovation ecosystem to drive growth. **Building on the principles of sustainable growth, CBC and West Cambridge are the only two sites with the capacity, scale and strategic potential to create new innovation-focused quarters of the city.**

Cambridge context

Cambridge is among the foremost life sciences clusters in the world. Groundbreaking advances in the treatment of human health, both in research and application, have happened here; notably Watson and Crick’s discovery of how DNA carries genetic information, the “secret of life”.

Cambridge has been at the centre of the rapid growth of life sciences around the world. Over the last six years, employment in the sector has grown by an average of 11% each year, and turnover has grown by 21%, double that of any other sector. There has been growth in the number of businesses, and venture capital investment has increased tenfold since 2014. Life sciences now comprise nearly a fifth of economic output in Cambridge, and over 30,000 people work in cutting-edge biological, pharmaceutical, and medical roles across the private and public sector. Cambridge today is at the forefront of life sciences research in the world, leading R&D in genome sequencing, surgical robotics, and therapeutics.

Cambridge has experienced a half century of feverish economic activity and population growth. The city’s rapid economic expansion has been built on science and technology. Since the 1960s, a model of success has developed in Cambridge which combines the academic excellence of the University with entrepreneurship and the strength of local public institutions, resulting in the success of a wide variety of advanced technology businesses. Today, Cambridge is home to more than 5,000 knowledge-intensive firms,

employing nearly 70,000 people and generating more than £18 billion in revenue.

For life sciences in Cambridge, the heart of this excellence is the research community, the University of Cambridge, the MRC Laboratory of Molecular Biology (LMB), and Cancer Research UK Cambridge Institute; a nexus of world leading hospitals; and the links between foundational academic research and private sector commercialisation. The willingness of experts in these institutions to use research to shape practice, and vice versa, and the networks of private investors prepared to back risky new ventures has led to Cambridge’s emergence as a hub of the global life sciences industry.

This activity culminated in the 2013 decision by AstraZeneca to create a global R&D hub and relocate their corporate HQ to Cambridge. The international biopharmaceuticals giant joins a host of homegrown businesses across life sciences specialisms which have developed from start-up ventures to multinational giants, including Abcam, a global life sciences company at the forefront of life sciences research with products and tools

¹ Cambridge Cluster Insights, Cambridge Ahead, 2019. These data current for the year 2017-18.



used by scientists worldwide, and Acambis, a leading biotechnology company targeting infectious diseases with novel vaccines.

To house these businesses, from university spinout ventures to the likes of AstraZeneca and the shades in between, Cambridge’s network of science parks and campuses has expanded since the establishment of Cambridge Science Park in 1970. There are now more than 30 science parks and hubs within 10 miles of the city centre, each providing the unique mix of space, support, and connections these businesses need to innovate.

As the Cambridge technology and knowledge economy has grown, so too has the city’s population. Since 1951, Cambridge’s population has increased by over 50%. Today, Cambridge is an international city, a centre of scholarly and scientific excellence for a plethora of disciplines and fields. It is also a city straining at its borders. The science parks are full and vacant units are in high demand, with businesses from around the

world anxious to tap into the talent that Cambridge cultivates, while housing demand continues to outstrip supply. Cambridgeshire needs more infrastructure to connect new development to the heart of the city. The 2018 Cambridge and Peterborough Independent Economic Review underlined the demands on space in what remains a small, contained city, and the need for attractive and affordable housing for the people this growing technology hub attracts.

Local innovation hubs must also connect with regional life sciences activity and innovation systems. A new Life Science Innovation Network will establish new links between organisations, increasing collaboration across the region and through this the opportunity for transformational discoveries in life sciences. Cambridge’s connectivity to London, an important link in the Golden Triangle, is an important conduit for knowledge exchange and access to talent. Meanwhile, the Oxford-Cambridge Arc prospectus sets out a strategy to build on the world-leading capability of the life sciences ecosystems around Oxford and Cambridge.

CBC context

In 1999, Addenbrooke's NHS Trust¹, the University of Cambridge and the Medical Research Council first mooted the idea for the wider development of the Hills Road site in their 2020 Vision. With two hospitals, the University of Cambridge School of Clinical Medicine, the LMB and Cancer Research Clinics, the site had become home to a major concentration of biomedical activity and patient care in Cambridge. Cambridge's population was growing, and to continue to provide high quality healthcare and medical research the site would need to expand.

The partners set out to build on the site's successes to establish new research and business facilities on what would become Cambridge Biomedical Campus. The 2020 Vision emphasised the site's potential to become an international centre for patient care, biomedical research, and healthcare education, and expressed the ambition to establish a network between education, research, and business, a model which Cambridge had shown to be successful time and time again.

Since the 2020 Vision, CBC has grown at a fast pace. After a successful planning application, land west of the existing site was released from the Green Belt in the 2006 Local Plan and in 2009 a new masterplan for these 70 acres of expansion land was granted outline planning permission. In 2007, Cancer Research UK opened its Cambridge Research Institute, followed by the Addenbrooke's Treatment Centre the Institute of Metabolic Science in 2008. The new Medical Research Council Laboratory of Molecular Biology building and an extension to the Rosie Hospital were officially opened in 2013.

In 2015 the Royal Papworth began building its new hospital, which was opened four years later. The remaining allocation for biomedical R&D space was largely taken up by one of AstraZeneca's global R&D hubs and the corporate HQ following its decision to consolidate R&D in Cambridge, exiting sites in London and the North West, investing over £330m and transferring thousands of jobs.

AstraZeneca and the LMB have demonstrated how to develop new, energy-intensive life sciences facilities sustainably and to high standards. Both AstraZeneca's HQ and the LMB use ground source heat pumps for heating and cooling, some of the largest installations in Europe. The LMB has a 75 year design life, with a floor of plant to every floor of lab space, allowing constant modification of the building according to the needs of the scientists without

having to rebuild. Both organisations use smart energy control systems to recycle heat and reduce demand across the labs. These offer best practice examples, and expertise, for future life sciences development at CBC.

In the past 20 years CBC has fulfilled the 2020 Vision by providing modern and effective healthcare to Cambridge residents, attracting investment in academic and commercial research on site, and opening up land for clinical expansion: it has not yet become a place that nurtures and inspires entrepreneurship and business excellence.

CBC's track record of growth is a result of the extensive masterplanning exercise undertaken in 2010. But the campus has become victim to its own success. The pace of growth has shown the height of demand for research and business space at the site. In 2017, outline permission was granted for a Phase 2 which was drawn down significantly ahead of schedule. Its first building, a new HQ for Abcam plc, was opened in 2019.

While many of the medical and research buildings, and larger institutional features from the 2010 masterplan have been developed, much of the aspiration in the masterplan for shared and amenity space has not been realised. CBC has added essential infrastructure to accommodate its growth, but its pace has limited the ability of the partners to curate the integrated, appealing quarter CBC needs to be to enable innovation.

Activities at CBC drive an integrated care system of 1m people locally and 5m regionally, benefiting an extended catchment to the north and east. Recent successes highlight the campus's potential. The 2014 founding of CMR Surgical to create a small, modular surgical robot in collaboration with Addenbrooke's clinicians has gone on to attain \$100m in investment and 350 patents. In 2018, Professor Sir Gregory Winter of the LMB was jointly awarded the Nobel Prize in Chemistry for use of phage display for the directed evolution of antibodies. Today, partners at CBC lead the fight against COVID-19, working across disciplines to support the pandemic response, for instance by collaborating to improve ventilator engineering.

Cambridge presents the ideal model for how to support talent and enable collaboration between different organisations. The city offers the quality of life, institutions, and finance for workers and businesses; the accessible social spaces where chance encounters can take place; and the network of mentors to guide fledgling entrepreneurs and researchers. Expanding on this system by creating a liveable, thriving quarter will enable CBC to fulfil its promise.

CBC has the foundations in place to act as a standout global centre of healthcare delivery, life sciences research and commercialisation, and must become a new, integrated and attractive quarter of Cambridge to do so.

¹Addenbrooke's NHS Trust became Cambridge University Hospitals NHS Foundation Trust in 2004.

Campus timeline

1962

Addenbrooke's Hospital moves to its new site in South Cambridge, joined by the LMB in the same year.

1976

A complete medical course is re-established in Cambridge with the opening of the University of Cambridge School of Clinical Medicine.

1983

The dedicated Rosie maternity hospital is built, ahead of schedule thanks to a donation from local philanthropist Sir David Robinson.

1999

Addenbrooke's partnership-based 2020 Vision announced, setting out long-term expansion strategy to advance healthcare, research and industry.

2002

Opening of the Hutchison / MRC Research Centre for cancer research, its mission to advance understanding and improve early detection of cancer.

2007

Opening of the Cancer Research UK Cambridge Institute, combining basic / clinical cancer research with innovative technology.

2009

Phase 1 Expansion of CBC, with 70 acres for new buildings, leading to the 2010 master planning exercise.

2009

CUHP is set up to bring together the NHS, industry and academia, ensuring patients benefit from work done at CBC and beyond.

2011

Cambridgeshire Guided Busway becomes operational, connecting CBC to the city centre, and subsequently to other local science parks.

2013

The Queen opens the new LMB, a building designed to support world-leading scientists to do medical research, translation, and collaboration.

2015

Construction on the new Royal Papworth Hospital begins; planning consent given to new AstraZeneca HQ on the CBC site.

2017

Outline planning consent obtained for Phase 2 of CBC expansion, indicating new potential for growth and development on campus.

2018

Southern section of the Green and the Gardens opened – public realm designed to provide relaxing green space and a meeting space for campus users.

2019

Opening of Abcam's new headquarters and Royal Papworth Hospital.

2021

AstraZeneca begin moving into their new corporate HQ. Our *Vision for CBC* sets the tone for coming decades of campus improvement.

Where we're going

CBC has already taken fundamentally important steps to becoming a globally significant centre for life sciences innovation. By bringing together education excellence, primary health, and global business, CBC has the foundations to set the standard for innovation in one of the world's centres of excellence in life sciences.

CBC can meet the needs of Cambridge as it continues to attract the world's best talent and companies. Increasing research and business activity on the site goes hand in hand with patient care, and CBC has always enabled patient provision to contribute to, and benefit from, the discovery of new treatments. Enhancing the research and commercial strengths of CBC will replicate and bolster the brilliant successes CBC has had in life sciences innovation. Cambridge is one of the best places to do life sciences research in the world, and all possible indicators tell us that Cambridge will continue to be a catalyst for discovery, translation, and delivery of life sciences advances.



The recent development of CBC has been indicative of the wider demands for commercial and research space across the city. Historic projections of growth have been overtaken by real demand from home-grown and fast-growing UK life sciences businesses.

The little development space today in the Cambridgeshire life sciences cluster will be quickly absorbed by the growth in demand. This includes development already slated

to move forward in coming years, like the Cambridge Movement Centre and the Translational Hub for Neuroscience and Mental Health; a new mixed use SME hub at 1000 Discovery Drive; and forthcoming hospital sites and development.

Taking a realistic view of future demand, which recognises the global role of Cambridge and the established trends that inform investment in the sector, the Cambridgeshire cluster should be preparing to welcome new businesses for the next 20 years and beyond. As the UK leaves the EU, Government and industry are focused on the opportunity to connect to new global markets, build new trade relationships and attract international talent.

If further growth is not appropriately planned for, this will create wider stresses on infrastructure and communities. Provided with excellent public transport links and committed to expansion, CBC can address these deficiencies by supporting sustainable growth within its cluster. The campus has the potential to facilitate the application of new ideas to diseases, but to achieve this it requires targeted and ambitious improvements to the environment. To realise its promise, CBC requires space to develop and infrastructure which unlocks the strengths of its existing institutions.

The most successful places combine strong, resilient visions with the flexibility to adapt to changing needs. CBC is the anchor of the Cambridgeshire life sciences cluster and must support the increase in jobs and opportunity with new homes, affordable and safe neighbourhoods, and facilities and services that are available to all who need them. The best results for new and existing residents will be achieved with a sustainable, thoughtful approach to development, which must be clearly rooted and inspired by the local area and identity, creating an inclusive neighbourhood integrated into its community.



How we get there

Vision 2050 sets out our clear goal to realise the campus's potential as one of the foremost centres of life sciences innovation in the world and as a vibrant new quarter in Cambridge.

Delivering the Vision means bringing many different components together. Thriving, successful places have a mix of cultural, academic, environmental, communal, and educational strengths that have evolved and been nurtured over many years. Cambridge is such a place: it has a special set of assets and has grown through the combination of academia with a dynamic, entrepreneurial business culture. Its internationally renowned specialisation in life sciences research and its quality of life places it in a select group of globally significant life sciences centres.

CBC is a central part of the Cambridge success story, contributing to and benefitting from the unique demand and advantages that exist here. The trends that make Cambridge so important are strong and will accelerate over the coming century. Planned or not, new and growing businesses will continue to come to Cambridge, because its qualities help firms which are based here to thrive. Our test is to harness this growth for the benefit of the city, its communities, and the whole country.



Active and open stewardship

We are responsible for a part of the city where thousands of people work, study, and visit for business and healthcare. In the years ahead many more will live here. We will continue to develop how we care for and manage the campus to reflect the changing needs of our community. Our collaboration between strategic and development partners is stronger than that of any other development site. For the first time ever, CBC's institutions and occupiers have come together in a single entity as Cambridge Biomedical Campus Limited. Together, this is a unified front for decision making and to build the wider partnership needed for the next 30 years.

An integrated, inclusive part of the city

The most successful places are knitted together, physically integrated and part of the same conversation: understanding, adapting, and accommodating in a virtuous cycle. With a deep, long lasting commitment to listening, engaging, and acting, CBC will build a new set of relationships with its neighbours, bringing all voices into the conversation about its role, how it should grow and how it can help deliver shared facilities for neighbouring communities. A local community representative will attend the CBC Ltd board and via a forum these groups can discuss all aspects of campus improvement.

Rooted in place

Businesses want to move to and stay in Cambridge, a beautiful city with a small-town feel. CBC will reflect that essential character, as a recognisable piece of Cambridge, designed with an intimacy of spaces that reflects the layout of the city's historic core. Designed at a human scale, welcoming and connected, CBC will be fundamentally a local community, where people live, work and enjoy their lives. It will support the health and wellbeing of the people of all ages who live, work and visit, improving the physical and mental health of those who spend time here.

A place to stay and to grow

World-leading science is done by talented, motivated people at all levels and in all roles. The health and wellbeing of those people and their experiences of the places where they live and work are fundamentally intertwined. Our mission is to continue to create a user-focused offer in a place that is embraced by and supportive of its local community. CBC can provide the ideal environment to attract and retain talent in a highly competitive and agile business sector.

Nurturing diversity

Diversity of skills, attitude and approach is vital for new ideas. Today, CBC is a life sciences cluster, dominated by large institutions and major companies. These are phenomenal assets in their own right. Together they form an engine for innovation and commercialisation that is unrivalled in the rest of the UK. Taking full advantage of that potential requires a wider range of occupiers of different size and maturity, who together can create a new series of interactions that will in turn drive even better outcomes and opportunities. CBC will deliver affordable complementary and flexible space for a wide range of diverse occupiers across clinical care delivery, research, education and commercialisation in life sciences.

A global locality

Cambridge is a globally important centre of excellence for life sciences, but so are its competitors. When businesses cannot locate in Cambridge, many will look to locations in other countries. As the only location that is capable of significant planned expansion and integration with leading primary care centres, CBC will build a profile equivalent to the best life sciences innovation clusters in the world.

A refresh for CBC

Building on progress

What constitutes a successful place in terms of urban design has evolved rapidly in the 21st century. The previous development models that created low density groupings of specific uses linked by car dependant connections, where working and living were done in quite disconnected places, have had their day. Underpinned by the pressing need to build in a more sustainable way, limiting the impact of development and supporting a more cohesive and inclusive environment, new exemplar urban neighbourhoods have shown a different way to develop. With clear echoes of an earlier time, successful new urban projects are designed at a human scale, focusing on the needs of all communities, and built to be walkable, integrated, safe, and welcoming.

We aim to transform the experience of CBC for people who work here, visit, and live nearby. Our Vision is for a cohesive, attractive, and green neighbourhood contributing to environmental sustainability. This should be a new part of the city, densely developed with a mixture of amenities, life sciences facilities, business spaces and accommodation

which meets the needs of those who work and visit the campus. Combined, this will establish a place here that is lively through the day and night, and which encourages people to spend time here and mix.

While facing new challenges after COVID-19, and ever impacted by the disruptive effects of new technologies and trading models, the fundamentals of this style of urban design will endure, especially given reliance of scientific activities on collaboration and networking.

CBC has developed during this transition and has the opportunity to integrate its current form into a more balanced quarter. In practice this means blending the wide boulevards and individual buildings set back from the pavements, creating places for cafés and restaurants, civic spaces, and a character that has elements of city quarter as well as commercial centre. Through a focused series of interventions, we will provide a richer experience for campus employees and visitors, while at the same time offering new opportunities for neighbours to use the campus and become a stronger part of its community.



Short term priorities

The immediate priorities fall into three main areas: operations, facilities, and enlivenment. Operational elements, including improved wayfinding and signage, and new pedestrian crossings, are already part of the CBC Campus Delivery Group's priority initiatives and will help set the tone for a new, more effectively managed, and engaging environment.

Improving facilities for employees and for visitors is hugely important. It helps to build a clearer character for a place that is presently dominated by large, self-sufficient institutions that can feel disconnected. CBC will continue to evolve and the centre of gravity of the campus may move south. The anticipated opening of Cambridge South station may also change spaces around the Green and Gardens and how pedestrians move through the public realm. Rather than wait for some future moment when the development may be more stable, an interim

Medium term opportunities

The development of Cambridge South station and the extension of the Guided Busway both bring the opportunity for much greater access for visitors and staff by sustainable means, as well as providing the wider hinterland with improved connections to and from Cambridge. This investment also creates a need to rethink how the streets in and around CBC are used, so that sustainable modes of transport are encouraged, and local congestion avoided. The main arterial routes through CBC have the space to accommodate improved walking and cycling routes, which would encourage people using the bus and rail stops to come by foot and bike, rather than by car.

uses strategy that brings forward temporary facilities on available plots will provide the breakout, food, and leisure facilities the CBC needs now, while allowing the development to still remain flexible to future needs.

Enlivenment strategies are designed to bring activity and interest to public spaces, helping to express the character and values of a neighbourhood and attract people. At CBC, available and undeveloped plots offer a wonderful opportunity to install new spaces for activities and events that would be of value to the wider communities living in Cambridge and South Cambridgeshire. Whether temporary sports facilities, space for markets or more formal retail and events facilities, the available land could become a hub for new community resources, starting to integrate CBC and its neighbourhood to become a more connected place.

There have been various CBC masterplans that have sought to create an overarching design approach for the campus. These have inevitably been subject to change as specific demands have merged and occupier priorities evolved. It is important however that a clear sense of shared vision and purpose is established across CBC, where all landowners and those controlling plots yet undeveloped operate under a single design framework. Only then can individual decisions be seen within their relevant context, and opportunities for wider improvements and better place-shaping be realised. CBC will establish a masterplan guardian framework that allows for collective agreement on development options and provides clarity and context to the local community and the town planning authority on new proposals as and when they emerge.

Implementing our vision

Creating a well-rounded and whole place requires a bespoke and complex process of building and curating. It requires investment and a belief in long-term value creation, with clear plans to guide each step of the way.



Short Term

Enliven and Engage

1. Identify locations for a programme of enlivenment
2. Establish a communication strategy to engage with occupiers, residents and neighbours
3. Create identity and message with clear branding



Medium Term

Welcome a Broader Community

4. Invest in enhancement of the public realm
5. Develop a brief and implementation plan for an SME hub with collaboration space
6. Identify opportunities for new amenities matched to the needs of occupiers and the community
7. Establish a community fund to support local initiatives

Longer Term

Nurture Trust and Desirability

8. Satisfy all occupiers with high quality stewardship of the estate
9. Contribute to the prosperity of Cambridge and advocate for its communities
10. Promote the life sciences open innovation network across Cambridge



Growing sustainably

The growth of life sciences in Cambridge will continue. As critical mass generates market profile, demand from businesses to be part of successful clusters will increase. Planning for this demand in a sustainable and inclusive way is the best approach to ensure that the benefits of that investment are realised while managing the pressures of growth properly.

Campus development will drive excellence across the entire ecosystem. CBC has the scale and critical mass of world-leading institutions to enhance life sciences in Cambridge, in turn powering the UK's global reputation.



New hospitals

Three NHS Trusts are active on CBC: Cambridge University Hospitals, Royal Papworth Hospital and Cambridgeshire and Peterborough NHS Foundation Trust. Soon, building will commence on a new cancer hospital and a new children's hospital on site, increasing the range of specialisms at CBC and providing further opportunities for teaching, research, and innovation. These spaces enable local care delivery as well as coordination for an integrated care system that benefits a wider catchment.



Supporting commercial uses

Co-location alone does not lead to collaboration. There must be common spaces for people to meet and to build friendships, neutral venues to relax in, and places in which to share ideas.

CBC needs new spaces that will support those working on campus, and to continue to promote the outstanding work of those based here. Many of these uses, whether coffee shops, cafés, gyms, or crèches, do not require large development plots and can be accommodated through a more intensive use of existing land. But there is also a clear need for other uses: hotels for visitors and conferencing facilities to encourage more formal engagement with new ideas and research.



Transport and accessibility

CBC already benefits from access to the Cambridge Guided Bus network and will soon be able to enjoy increased connectivity as that network is extended south and a new railway station opens on campus. The Cambridge South station will provide connections to the city centre, to London and to the East West Railway line (the Varsity Line) to Oxford. CBC is the only location with such a variety and reach of sustainable transport services. CBC has a unique opportunity to accommodate more growth, while limiting the impact such growth can have on nearby communities.



Limited space

There is high demand for the remaining plots in CBC's phase 2 expansion, with planning applications already submitted for the next building. Any remaining undeveloped land in CBC is reserved by the CUH trust for essential new investment to improve health outcomes in Cambridge and the wider region. CBC will soon be only left with the limited opportunity on the Phase 3 land, the smallest parcel approved for CBC to date. A single institution with the same footprint as AstraZeneca would completely fill that remaining development space. This is insufficient to meet existing demand, much less to accommodate further growth in the city.



Further research centres

The LMB at CBC is one of the world's most important research centres and is testament to the research strengths of CBC. The University of Cambridge School of Clinical Medicine brings a range of research institutes and academic departments to campus. The new Heart and Lung Research Institute, built from a partnership between University of Cambridge and Royal Papworth Hospital, will expand our research capacity further. As magnets for the brightest minds, such research centres are what distinguish places like CBC. To stay competitive in this fast-growing global sector, CBC must advocate and plan for more advanced research centres, or Cambridge will pass on the opportunity to make further leaps forward in life sciences to competitors overseas.



New homes, affordable homes

CBC is a major employment site, with key workers, scientists, and business people commuting every day. Many travel long distances and are squeezed out of the city by high housing costs. These pressures can have detrimental effects on the institutions, who struggle to retain key staff, and communities: pushing up house prices, creating congestion and generally impacting the quality of life of local people. However, the life sciences sector in Cambridge will continue to grow: attempting to constrain its growth by limiting opportunity will only serve to add heat to housing markets and further stress to services. As the most sustainable location for new growth, CBC can help, not only to meet business demand, but also to ensure that homes and services are provided in a way that is sustainable and affordable.



Projected need

CBC needs to build on its success to date by offering a range of complementary spaces for research as well as new businesses from across the globe. Even taking a moderate view, and recognising existing capacity in extant permissions and allocation within the wider cluster, an annual average need from R&D focused businesses would require a development pipeline of between 100,000 and 150,000 sq. ft GIA per annum. This would support those companies with a need to be within the Cambridgeshire life sciences cluster and, in particular, CBC assets. Over the next 20 years, this would equate to an additional workforce of between 14,000 and 20,000 – approximately double the staff presently working on campus.



Diversity of offer

The most effective innovation districts host a range of businesses that can share ideas and collaborate on projects in a dynamic and agile way. By broadening its offer and welcoming a wider variety of businesses in their early stages and others with complementary specialisms outside of life sciences, CBC will encourage that diversity and fulfil its role in the Cambridge innovation ecosystem.



Sustainability and biodiversity:

As scientists and healthcare professionals, CBC's occupiers are committed to the highest standards of sustainability, and recognise its significance to human health. As the campus develops, CBC intends to become an exemplar project in the UK for sustainable development: preserving and enhancing green spaces, ensuring a healthy environment, and increasing local biodiversity.

Realising our vision of a better CBC neighbourhood

We, the partners of Cambridge Biomedical Campus, present this *Vision 2050*: to become globally leading and locally rooted, the preferred destination for life sciences, where research, commercialisation and real-world application come together to create lifesaving innovation in a vibrant community.

Implementing our Vision of a strengthened, locally-rooted, and innovative campus will require CBC to look towards the future of the life sciences sector while continuing to benefit our community. Efforts to improve and develop the campus must take into account local needs, the global forces shaping the ways that we work and live, and push the boundaries of how we can promote health and wellbeing.

As part of implementing our Vision, we have been engaging the community in a discussion that helps us understand their needs and concerns. We have learned

about our need to become open to our communities, engage them regularly, and work with them to develop sustainably here, preserving and enhancing the green spaces they value. We will continue to work with campus occupiers, local authorities, and experts in placemaking to ensure we develop sustainably and responsibly. This will involve working together as a campus and with the surrounding areas to ensure joined up efforts to improve South Cambridge. To articulate our commitment to inclusive campus development, we have developed the following principles to guide the Vision.



For the campus

Balancing present and future needs

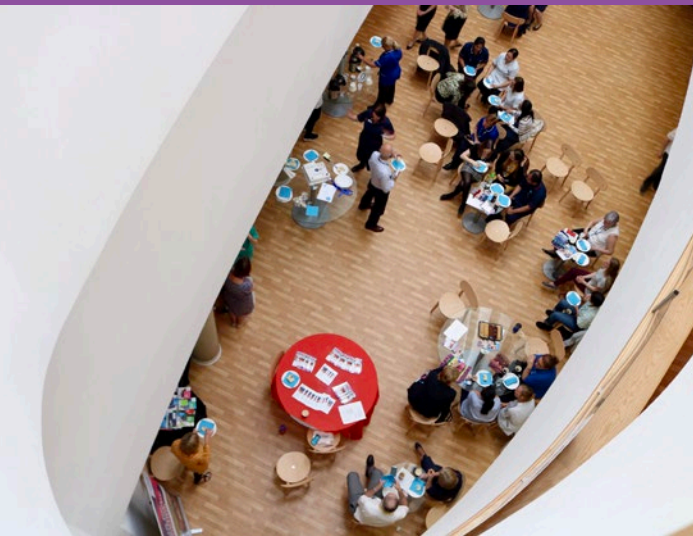
- Providing appealing, well-designed spaces for collaboration and recreation – accessible to anyone who works here or visits
- Connecting campus occupiers with Cambridge city centre, national transport networks and the world – optimising Cambridge South Station and other infrastructure investments



For our community

Providing a liveable, inclusive neighbourhood

- Improving local residents' access to healthcare and opportunity, promoting physical and mental health and wellbeing
- Delivering a walkable neighbourhood integrated into the wider community, and investing in the natural environment in our local area, improving biodiversity and opening up new attractive green spaces for public use
- Ensuring that Cambridgeshire has the housing that it needs, providing a mixture of tenure types to cater for the people who work here



For Cambridge

Facilitating an inclusive innovation ecosystem

- Powering Cambridge's **economic and employment growth** by expanding the globally competitive life sciences sector at scale
- Boosting Cambridge's **attractiveness** to global talent, Government spending, and investment while creating local opportunity and addressing congestion concerns
- **Developing sustainably**, co-developing environmental solutions and mitigations with a range of local and regional partners.



For the life sciences sector

Accelerating the cycle of discovering, proving and scaling healthcare innovations

- Securing the future of the life sciences sector by promoting open innovation, collaboration, and knowledge exchange
- Operating as the core of Cambridge's life sciences ecosystem, enhancing life sciences activity at other local campuses in a virtuous cycle that encourages innovation

For the world

Delivering against global commitments to health, inclusion and sustainability

- Improving lives by producing the discoveries, treatments, and medicines which tackle our most urgent healthcare challenges while promoting healthy living
- Creating a sustainable place through active travel solutions, biodiversity protections, and carbon neutral operations, while improving access to green space



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Growth rates in the life sciences industry refer to turnover and employment in the local authorities of Cambridge and South Cambridgeshire.

Glossary

CBC	Cambridge Biomedical Campus
CUH	Cambridge University Hospitals NHS Foundation Trust
CUHP	Cambridge University Health Partners
LMB	Medical Research Council Laboratory of Molecular Biology
GIA	Gross internal area
GVA	Gross Value Added
RPH	Royal Papworth Hospital NHS Foundation Trust

A Note on the Geography of this Vision

Throughout this report we use 'Cambridge' and 'the City' to refer to both the Cambridge City Council area and South Cambridgeshire district – as these two areas functionally comprise the urban area of Cambridge. This is the same as the area termed 'Greater Cambridge' by the two councils covering the area.

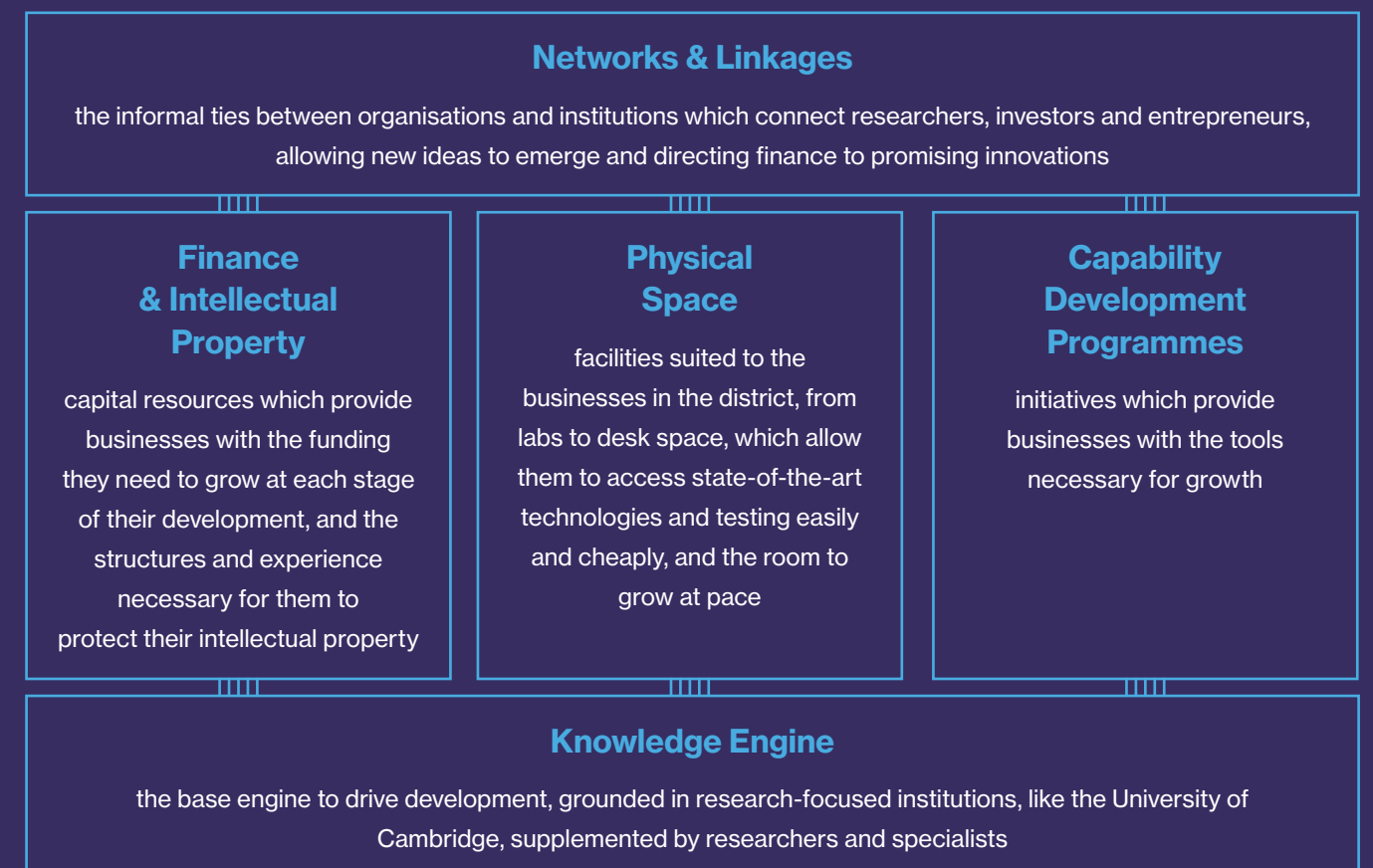
Where we need to refer to the Cambridge City Council area alone, we have used the term 'Cambridge City'.

The common characteristics of innovation districts

At the heart of all successful clusters are innovation districts, whose combination of attributes lays the path to dynamic growth. Some of those features include:

- A concentration of business and research
- Diversity of institutions, companies and start-ups
- Connectivity and proximity to education institutions and urban amenities
- Programming to build skills and networks
- Social interaction to facilitate collaboration
- Effective governance and stewardship
- Affordability of space, social spaces, and a quality of place that attracts and retains talent

No matter how effective, clusters are not sufficient in themselves. Innovation districts exist in larger ecosystems which sustain growth and which develop increasingly sophisticated fields and firms that promote growth. The Cambridgeshire and Peterborough Independent Economic Review set out a model, designed by David Cleavelly and Professor Andy Neely, which outlines the features that innovation ecosystems need to grow:





Cambridge
Biomedical Campus

**APPENDIX C – CAMBRIDGE AHEAD HOUSING DASHBOARD
JANUARY 2023**

Demand – Sales¹

Highlights

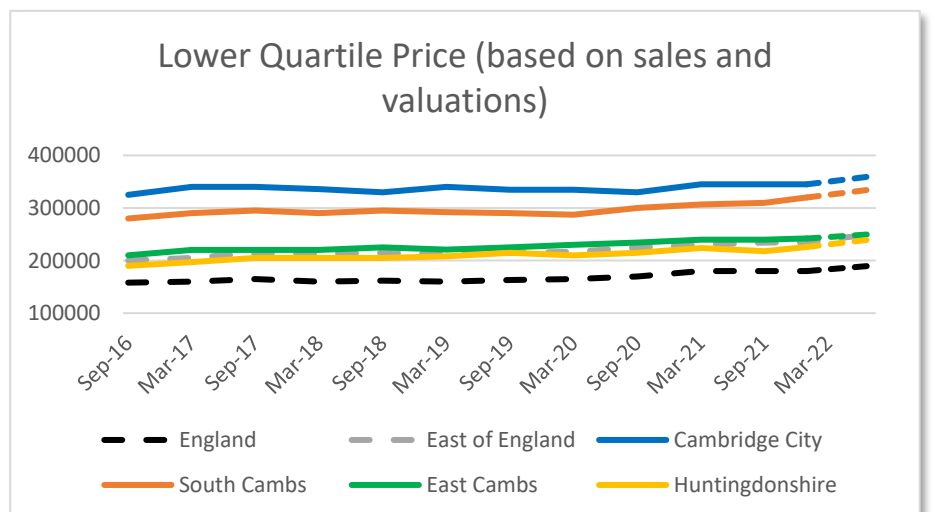
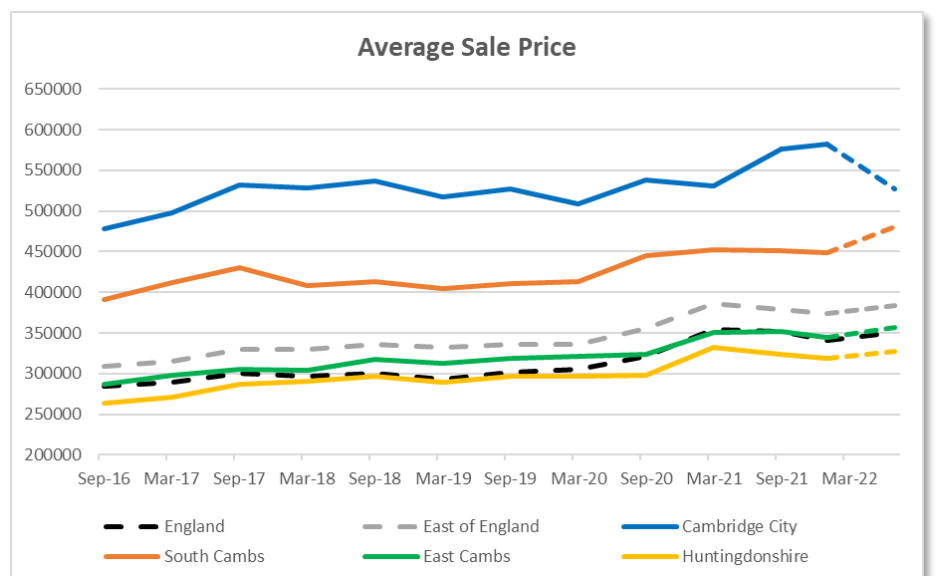
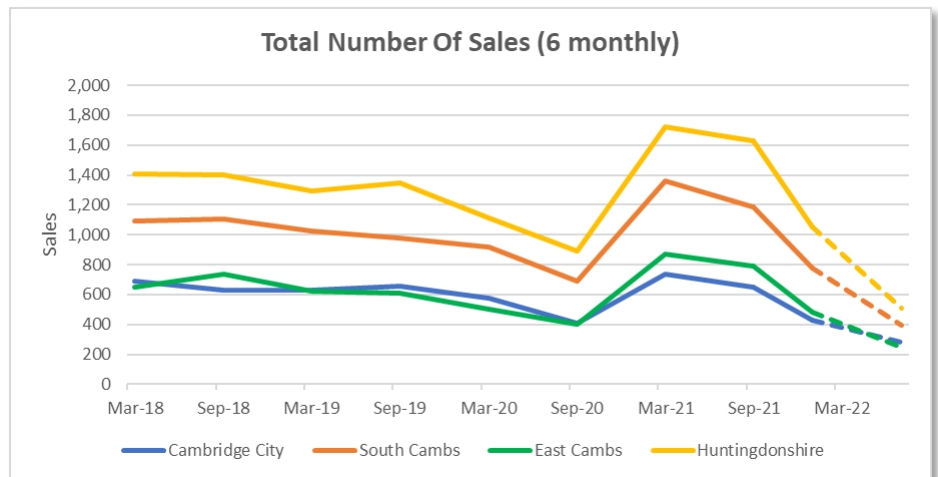
Data covers 6-month period prior to the stated month (the latest data is for Jan 22 to July 22) and is updated biannually – next release late Spring 2023.

This data has been backdated to adjust to Land Registry updates. The latest 6-monthly data (dotted) should be read as a lag in Land Registry sales recording.

- All districts show similar trend since March '21, with a fall in total sales. There is a stark drop from September '21 to January '22 – about 57-58% in Cambridge and South Cambridgeshire. This matches the national pattern.
- The average sale price between September '21 and January '22 remained steady. In January '22 it was £582,562 in Cambridge City and £448,470 in South Cambridgeshire.
- Early signs show that the average price of a home in Cambridge sold for nearly 10% less in July '22 than January '22, bucking a regional trend of continued upward price growth in that period.
- In South Cambridgeshire meanwhile shows an indicative growth of 7% between January '22 and July '22.

The lower quartile price reflects the cheapest 25% of the market and is sometimes used as a guide to 'entry level' prices.

- The average lower quartile price in January '22 was £345,000 in Cambridge City and £320,000 in South Cambridgeshire. This demonstrates a narrowing in price difference in comparison to the last quarter.
- In South Cambridgeshire, the lower quartile price rose 6.3% in the year to January '22, the highest rate in our region.



¹ Cambridgeshire Insight Housing Market Bulletin October 2022 using HM Land Registry, England & Wales, Hometrack data (p. 7-9).

Highlights

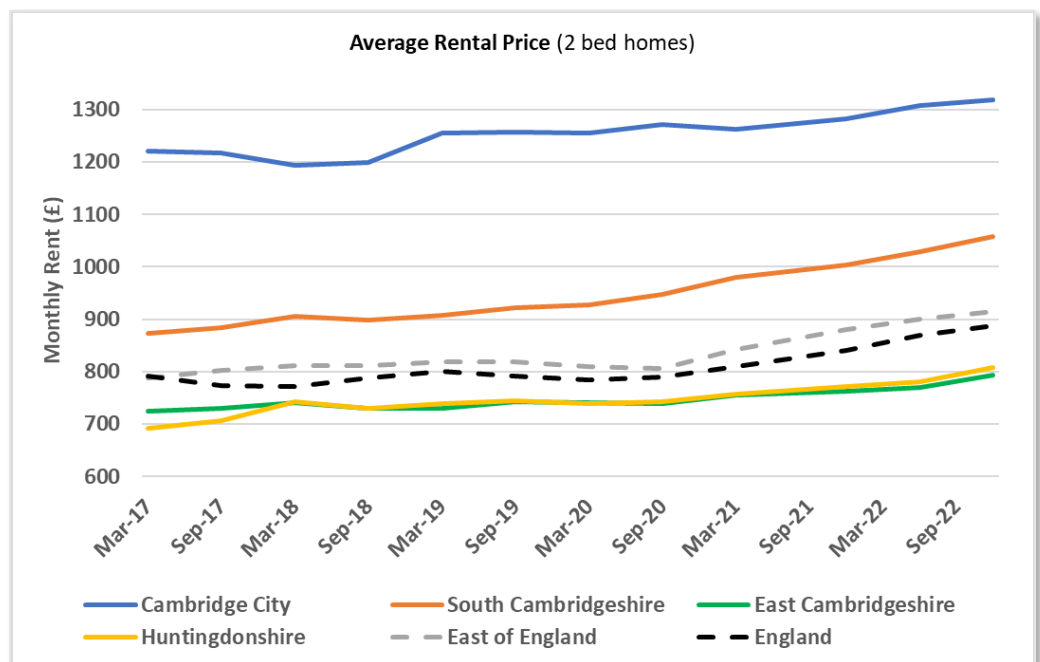
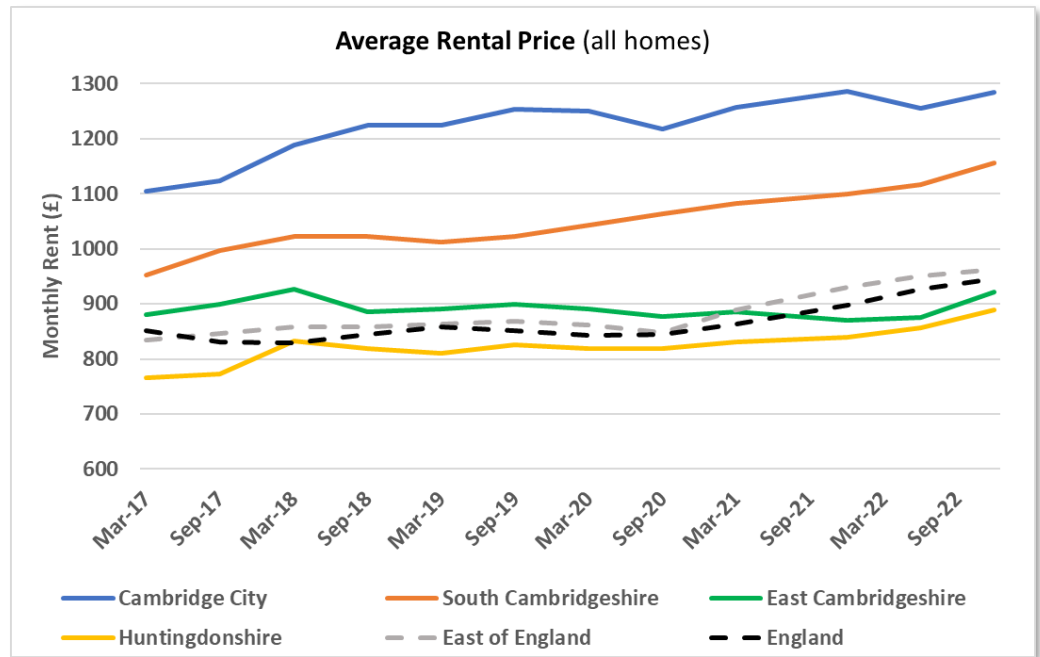
Data covers 12-month period prior to the stated month (i.e., latest data is for October 21 to Sept. 22) and is updated biannually - next release June 2023.

The average rental price across all properties in Cambridge City was £1285pcm in the year to September 2022, and £1156pcm in South Cambridgeshire.

Rental prices increased across all districts the latest data compared to the previous 6-month period. The % change was greatest in East Cams (5%).

The average rental price of a 2-bed home in Cambridge City was £1318pcm in the year to Sept. 2022.

The average rental price of a 2-bed home in South Cambridgeshire was £1057pcm in the year to Sept. 2022.



RICS UK Residential Market Survey November 2022

- *Kevin Burt-Gray MRICS, Cambridge, Pocock and Shaw:* Sales market activity has fallen away with only motivated sellers and purchasers entering the arena. Values adjusting downwards with the premiums obtained in early 2022 being eroded.
- *Mark Wood MRICS, Cambridge, Blues Property:* The economic situation has more or less stopped new market activity, sales already agreed with fixed rate mortgages agreed prior to interest rate rises are still progressing, although price renegotiation is necessary to keep some sales together.
- *Peter Moakes FRICS, Ely:* Still affected by proximity to Cambridge, and nature of price fall-off as you move away from Cambridge.

² [ONS Private Rental Market Summary Statistics, RICS UK Residential Market Survey, November 22](#)

Highlights

Data covers 1 year period (April to March) and is updated annually – next release November 2023.

Across the last 10 years of delivery since 2012:

- Cambridge City Council area has surpassed its local plan requirement – delivering an average of 811 new homes per annum against a plan requirement of 700 (average delivery rate).
- The South Cambridgeshire area has fallen short of its local plan requirement – delivering an average of 885 new homes per annum against a plan requirement of 975 (average delivery rate).
- Collectively the two districts have delivered an average of 1695 new homes per annum against a collective plan requirement of 1675.

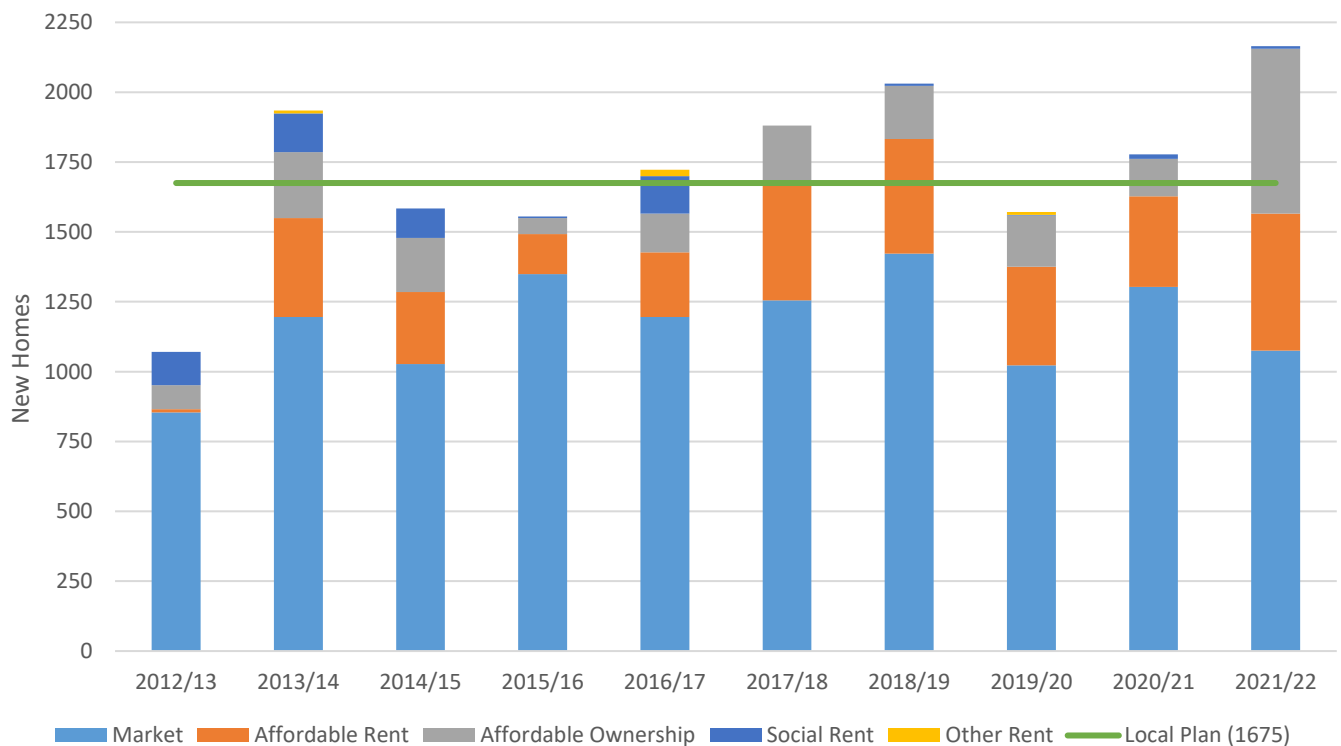
Delivery of new homes was mixed between both districts over the last 3 years. In total, it surpasses local plan requirements:

- Cambridge City Council area has delivered an average of 506 new homes per annum.
- The South Cambridgeshire area has delivered an average of 1219 new homes per annum.

Future planned delivery:

- Cambridge City Council have agreed a programme to build 1000 council homes in the next ten years (and nearly 2000 homes in total).

Cambridge City and South Cambridgeshire - New Homes



		'12/13	'13/14	'14/15	'15/16	'16/17	'17/18	'18/19	'19/20	'20/21	'21/22
Net of supply new homes	City and South	1071	1934	1584	1555	1723	1881	2031	1571	1726	1826
	Camb City	484	1298	715	884	1178	1152	877	464	400	613
	South Cambs	587	636	869	671	545	729	1154	1107	1326	1213
Social Rent	City and South	119	138	105	6	134	0	8	2	15	10
	Camb City	55	123	84	0	87	0	2	2	8	0
	South Cambs	64	15	21	6	47	0	6	0	7	10
Affordable Rent	City and South	12	354	258	143	231	414	410	352	324	490
	Camb City	0	246	111	127	201	323	219	69	97	164
	South Cambs	12	108	147	16	30	91	191	283	227	326
Affordable Ownership	City and South	86	237	194	57	139	212	191	184	135	590
	Camb City	21	168	125	23	116	180	115	31	53	164
	South Cambs	65	69	69	34	23	32	76	153	82	87
Market	City and South	854	1195	1027	1349	1196	1255	1422	1023	1303	1075
	Camb City	408	751	395	734	751	649	541	352	282	285
	South Cambs	446	444	632	615	445	606	881	671	1021	790

³ MHCLG, Live Tables 123, 1006C, 1006aC, 1007C, 1008C. Cambridge City and South Cambridgeshire Local Plans

Highlights

Data is updated annually – next release of employment growth data March 2023

- Over the last 6-year period to 2021, employment has grown by 5.9%, so that 32,259 new jobs have been created in the Greater Cambridge area (based on CBR data), compared to 10,538 new dwellings. NB. Employment figures count global job creations, not just those of people based in Cambridge.
- ONS projections show that the average household size in the East of England is 2.41, and for Greater Cambridge 2.44⁵. Based on this average the new homes built over the last 6 years would accommodate 25,713 people.
- According to the Greater Cambridge Housing Strategy 78% of Greater Cambridge workers both live and work in Greater Cambridge.
- Even allowing for housing growth outside the Greater Cambridge area, for those that travel in to work, these figures suggest that housing supply is failing to keep pace with job creation. Over time this will continue to exacerbate housing affordability pressures and continue to extend the Cambridge travel to work area.
- Census data from 2021 shows that population in Cambridge has grown by 17.6% since 2011, which apart from Bedford (17.7%), makes it the authority with the highest population growth outside of London.

Employment growth compared to new dwellings: Greater Cambridge

3 - year period (2017-18 to 2020-21)		
	Total	% pa change
Employment Growth - CBR	12,533	4.1
Employment Growth - BRES		3.4
New Dwellings	5,379	1.4

6 - year period (2014-15 to 2020-21)		
	Total	% pa change
Employment Growth - CBR	32,259	5.9
Employment Growth - BRES		3.1
New Dwellings	10,538	1.4

⁴ MHCLG, Live Tables 100. Cambridge Cluster Insights, 2022; ONS Household Projections for England. Greater Cambridge Housing Strategy 2019 – 23.

⁵ ONS (2022) – NB: the next ONS revision of household size at the local authority level will be in March 2023.

Homelessness and Rough Sleeping⁶

Homelessness

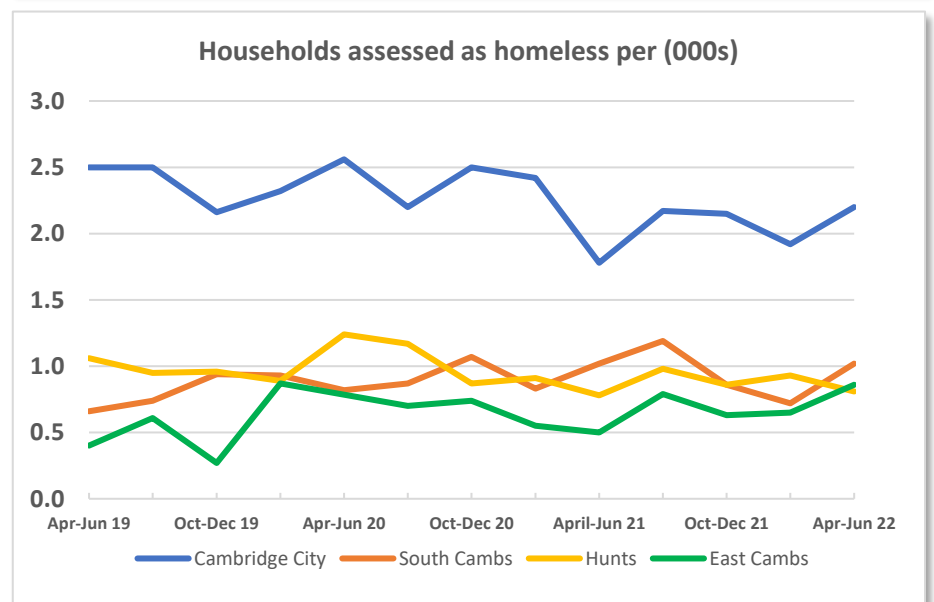
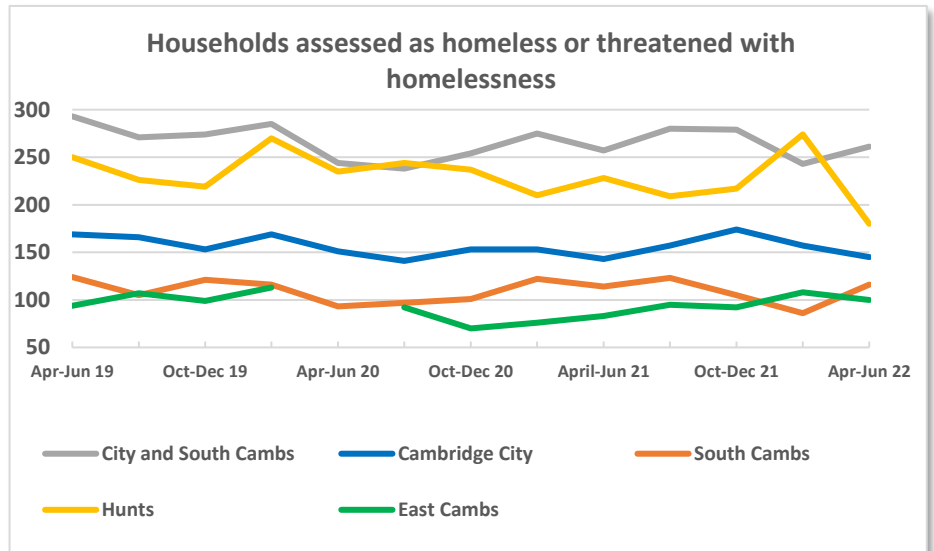
Data covers stated 3-month period. The latest data is for April to June 2022 and is updated quarterly. Next release February 2023.

261 households were initially assessed as homeless or threatened with homelessness and owed a statutory prevention and relief duty across Cambridge City and South Cambridgeshire, representing a 1.1% drop on the previous 12-month average.

Of these, 163 households were assessed as homeless, and therefore owed a relief duty across Cambridge City and South Cambridgeshire, representing a 7.2% increase on the previous 12-month average.

The remaining 98 households were initially assessed as threatened with homelessness and therefore owed a prevention duty across Cambridge City and South Cambridgeshire, representing a 15.2% drop on the previous 12-month average.

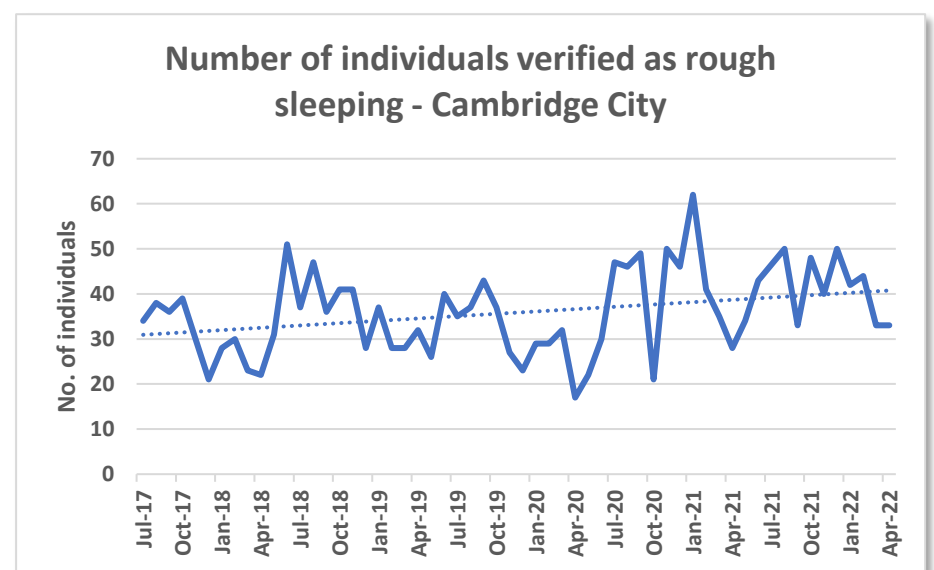
On 31 June 2022 the number of households in temporary accommodation in Cambridge City and South Cambs was 207, up 17.6% on the previous 12-month average.



Rough Sleeping

Figures show rough sleeping individuals assessed by the Street Outreach Team. There are additional individuals who may have been rough sleeping but were not assessed. Some people may appear in more than one month.

During April 2020 the number of individuals verified as rough sleeping in Cambridge City reached a 3-year low point of 17. These figures need to be seen in the context of implementing the national 'Everyone In' campaign to get rough sleepers off the streets as a response to the Covid-19 pandemic.



⁶ MHCLG Statutory Homelessness Statistics, [Cambridge City Council Strategic Housing Key Facts](#)

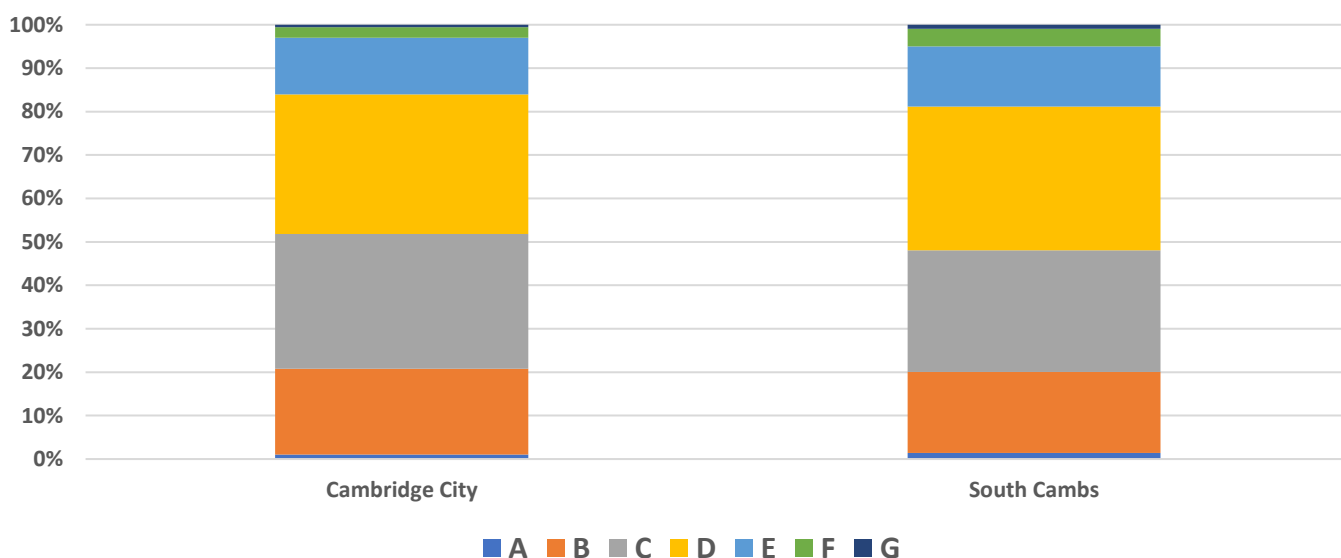
EPC Rating – Domestic and Non-Domestic Buildings⁷

Highlights

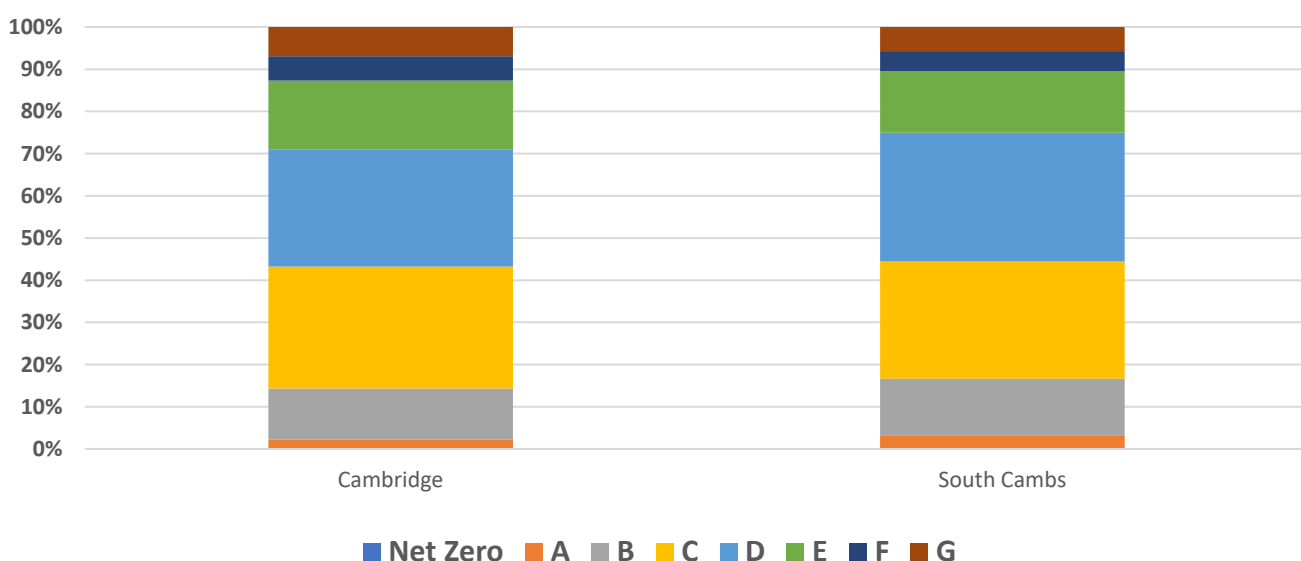
The Government’s Energy White Paper proposes that all domestic buildings should be rated EPC ‘C’ or above by 2035. They also plan to set regulatory standards so that privately rented homes will need to be EPC ‘C’ by 2028. The Cambridgeshire and Peterborough Independent Climate Commission found that energy use in our homes accounts for almost a quarter of overall emissions in our region.

At present, domestic buildings have better overall EPC ratings than non-domestic buildings in both Cambridge City and South Cambs. 51.8% of EPCs in Cambridge City have an EPC ‘C’ rating or higher, compared to 48% in South Cambridgeshire. In both, this proportion has increased since December 2021 (15.7% and 46.2%). The number of EPCs logged online represents 91.5% and 89.9% of domestic properties in Cambridge and South Cambridgeshire respectively.^{8,9}

Domestic EPC Rating November '22



Non-Domestic EPC Rating November '22



⁷ Department for Levelling Up, Housing & Communities, Energy Performance of Buildings Register

⁸ Total property count calculated using: Valuation Office Agency, Sept. 2022, [Council Tax: stock of properties, 2022](#).

⁹ NB. DLUHC’s Register contains duplicate or multiple EPC ratings for some properties. Figures should therefore be read as an indication of the state of housing stock in our area.

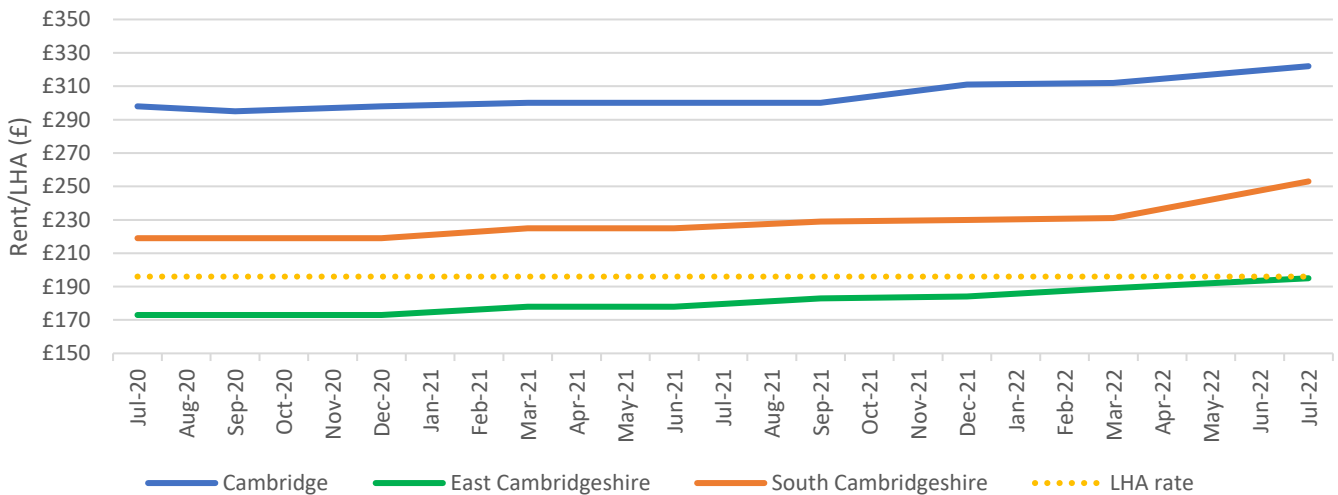
Average rent compared to Local Housing Allowance

Highlights

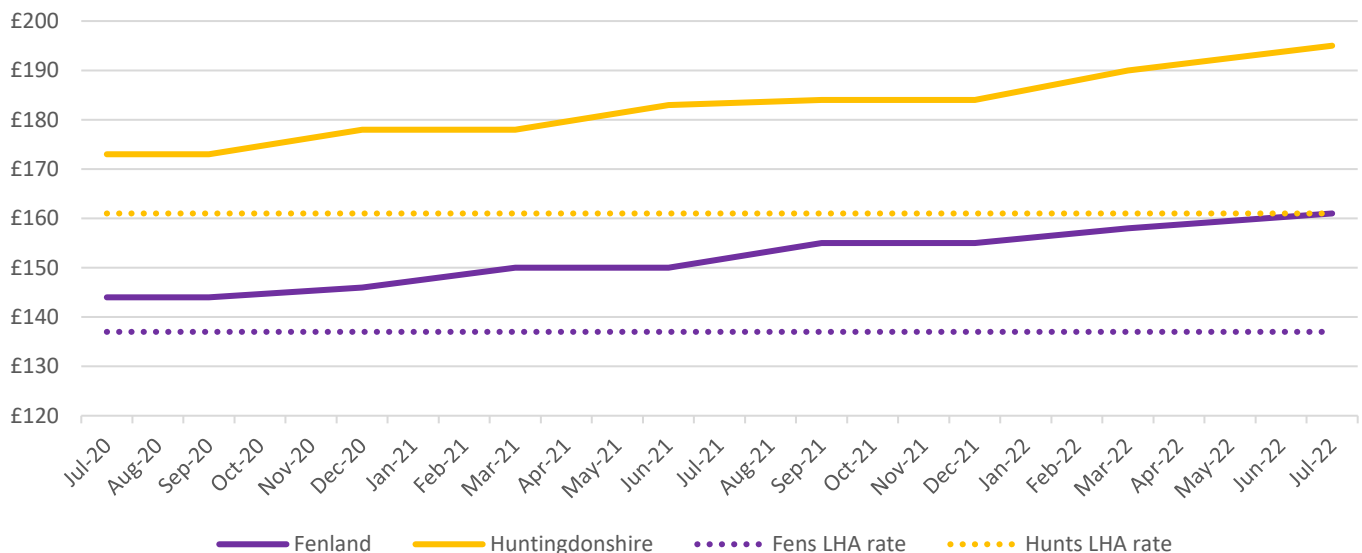
Local Housing Allowance (LHA) is a method of calculating housing benefits for people in the private rented sector. LHA rates are based on the 'market rental area' someone lives in and the composition of their household. LHAs are set by government.

- Across Cambridgeshire, average (median) rent rose for every size of private rented accommodation between July 2020 and July 2022.
- Cambridge is the most expensive place to rent in the region, with an average weekly rent of £298 in July 2020 rising to £322 in July 2022. This is significantly higher than the average in the East of England (£230) and the whole of England (£253).
- The Local Housing Allowance has been frozen since April 2020 - £196 per week for a 2 bed in Cambridge, East Cambridgeshire, and South Cambridgeshire.
- Lower quartile rent for a two bed in Cambridge is £1,150 a month, meaning there is a shortfall of £300 a month between the LHA (£784) and the average rent for the cheapest 25% of rental properties. For comparison, lower quartile rent in Oxford is £1,153 and the LHA rate is £912.50 per month, leaving a shortfall of £240.50.^{10 11}

Median weekly rent and LHA rates for 2 bed rental properties (E/S Cambs and Cambs City)



Median weekly rent and LHA rates for 2 bed rental properties (Hunts/Fenland)



¹⁰ [ONS Private Rental Market Summary Statistics](#)

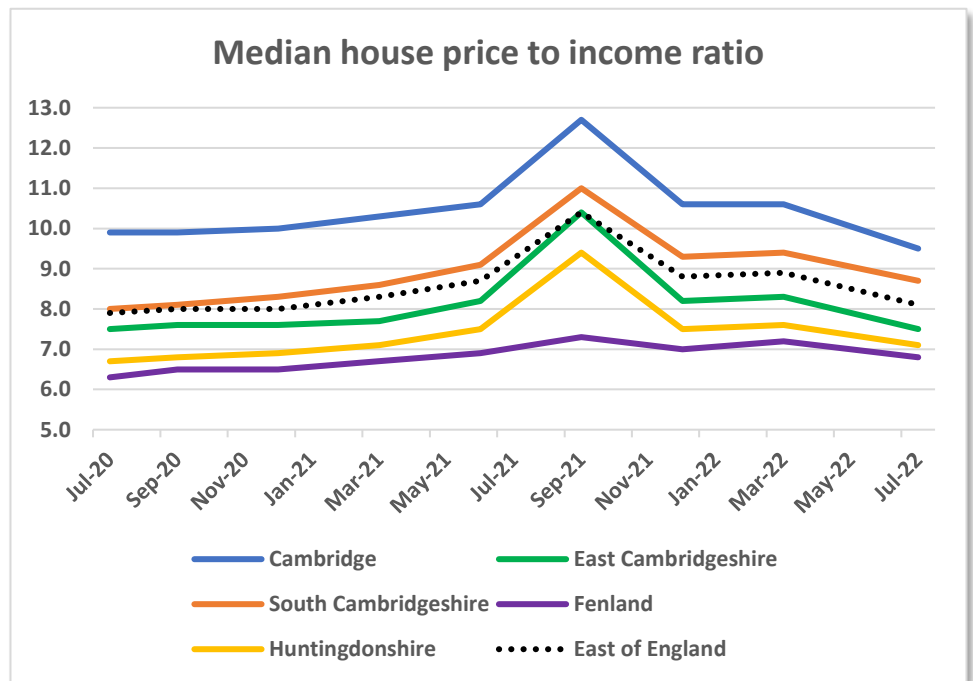
¹¹ [Oxford City Council Local Housing Allowance Rates](#)

Affordability ratios: median income to median house price¹²

Highlights

Affordability ratios compare income or earnings to house prices to give an impression of how affordable it is to purchase a home in a particular area. There are a range of different ways of calculating affordability ratios, with the most common looking at median income compared to median house price.

- In Cambridge, the median house price is roughly ten times the median income. This ratio has fluctuated over the past two years, reaching a high of 12.7 in September 2021.
- This reflects a pattern across the region, with the median house price to median income ratio peaking in September 2021 across Cambridge, East Cambridgeshire, South Cambridgeshire, Huntingdonshire, and Fenland.
- In Cambridge and South Cambridgeshire, the median house price to income ratio is higher than the average for the East of England across this period.

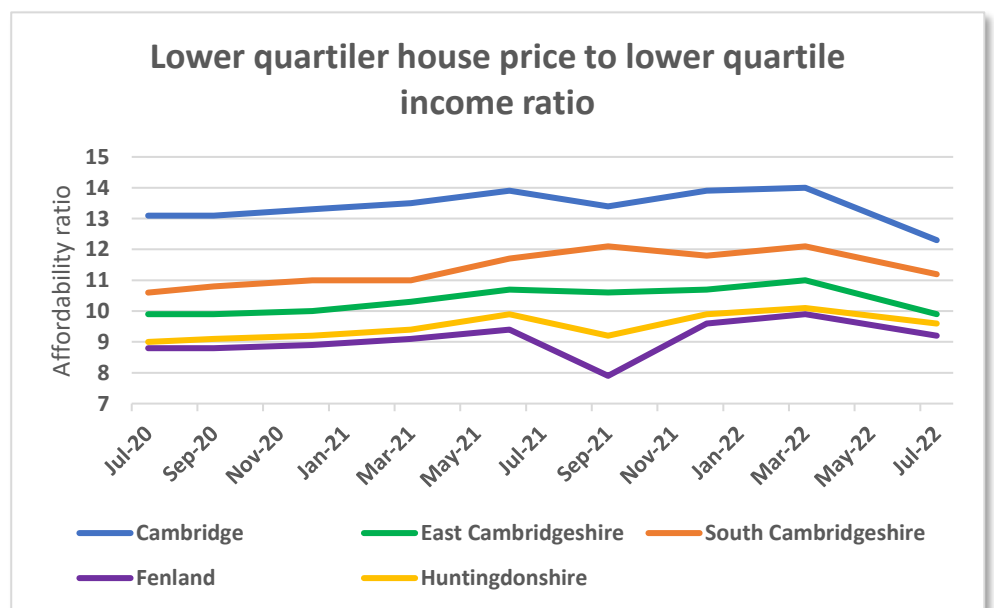


Affordability ratios: lower quartile income compared to lower quartile house price

Highlights

The lower quartile affordability ratio compares the lowest quarter of incomes with the lowest quarter of house prices across areas.

- In July 2022, the average lower quartile house price was 12.3 times higher than the average lower quartile income. This was down from a peak during the last two years of 14 in March 2022.
- Across every part of Cambridgeshire, the affordability ratio is higher for people on lower quartile incomes (when compared to lower quartile house prices) than for people on median incomes (when compared to median house prices).



¹² Housing Board for Cambridgeshire, Peterborough & West Suffolk. Housing Market Bulletin, 54. October 2022.

APPENDIX D – COMMITTED DEVELOPMENTS / LIKELY FUTURE DEVELOPMENTS OUTSIDE OF COUNTY

CSET - Committed Developments in adjacent authorities

ID	Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
North Hertfordshire					
1	ROYSTON	Land north of Newmarket Road, Royston RY2	14/02485/1 - granted with conditions 7 Dec 2016 for 330 homes and 99 affordable		Dwelling estimate: 330 homes -New vehicular access from the A505; -Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up-to-date assessments of need; -Design to minimise visual and landscape impact, including development limits below the 70 metre contours; -Undertake an ecological survey (including reptiles) due to adjacent habitats and provide mitigation and/ or off-setting measures as necessary. Developer to ensure management of the chalk grassland; -Protect and enhance hedgerows and trees where possible. Retain roadside trees and tree clump along the A505 and Newmarket Road; -Address potential surface water flood risk through SuDS or other appropriate solution; -Additional wastewater treatment capacity to be provided prior to commencement of development; -Archaeological survey to be completed prior to development.
2	ROYSTON	Land north of Lindsay Close, Royston RY4	12/01903/1 - granted with conditions 19 March 2018 for 39 units		Erection of 39 residential units comprising 1 x 5 bedroom dwelling; 14 x 4 bedroom dwellings; 16 x 3 bedroom dwellings; 2 x 2 bedroom dwellings; 4 x 2 bedroom flats and 2 x 1 bedroom flats with associated internal access arrangements, car parking and landscaping. (Access to the site subject of a separate application ref no. 12/01037/1). (As amended by plans received 22/02/13; 24/04/13 and 13/06/13.) Dwelling estimate: 40 homes -Access connecting from Old North Road in the west to Burns Road at the east; -Appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces; -Site design and landscaping to mitigate landscape impacts; -Protect and enhance tree belts where possible; -Address existing surface water flood risk through SuDS or other appropriate solution, particularly to the east of the site; -Site layout design to take account of existing wastewater infrastructure; -Undertake a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts and provide mitigation measures where necessary.
3	ROYSTON	Anglian Business Park, Orchard Road, Royston RY7	19/01172/HYA - granted with conditions 18 Jan 2021 for up to 67 dwellings		Hybrid application for the residential redevelopment of the Anglian Business Park to provide a total of up to 67 dwellings (of a range of sizes, types and tenures including affordable housing) and associated parking, landscaping, open space and ancillary works comprising: PHASE 1 - Application for full planning permission for the erection of two apartment blocks within the southern part of the site comprising a total of 28 units and associated parking, landscaping, open space and associated works; SUBSEQUENT PHASES - Application for outline planning permission on the remaining part of the site involving the demolition of the existing business park buildings and the provision of up to 39 dwellings including a mix of houses and apartments and associated parking, landscaping, open space and ancillary works (all matters reserved except for access).
4	ROYSTON	Anglian Business Park, Orchard Road			Dwelling estimate: 48 homes -Higher density/flatted development may be achieved given surrounding built form; -Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; -Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations; -Address potential surface water flood risk through SuDS or other appropriate solution; -Site layout designed to take account of existing wastewater infrastructure.

CSET - Committed Developments in adjacent authorities

ID	Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
East Hertfordshire					
5	BISHOPS STORTFORD	Goods Yard, Station Road, Bishops Stortford, CM23 3BL	3/17/2588/OUT - granted planning permission with conditions on 18th July 2018. 3/22/1534/VAR - Withdrawn 27th January 2023. 3/23/0607/NMA - Approved 24th April 2023.		<p>Residential development and community open space with new access onto the A505 (all matters landscaping, layout, access, scale, appearance reserved). (As amended by documents and plans received 27 February 2015)</p> <p>A hybrid planning application for the comprehensive redevelopment of the 5.82 ha Goods Yard site for mixed use purposes comprising - 586 residential units (Use Class C3); 3,004sqm of office floorspace (Use Class B1); 1,001sqm of retail floorspace (Use Class A1-A4); 491sqm of dual / alternative use retail and health care floorspace (Use Classes A1-A4 / D1); 85 bed hotel (Use Class C1); a care home comprising up to 55 units (Use Class C2); a new link road through the site connecting Station Road /Dane Street with London Road; two multi-storey station car parks (966 spaces); new cycle parking; car parking for the residential development; improvements to the Bishops Stortford transport interchange; new and altered access points from the adopted highway network; and associated landscaping and public realm works.</p> <p>The full application; Development up to 6 storeys in height providing 323 residential units (139 x 1bed units, 175 x 2bed units, 8 x 3bed units and 1x4 bed units use class C3), 3004 sq m of office space (use class B1), 1001 sq m of retail floorspace (use classes A1-A4), 491 sqm of dual / alternative use retail and health floorspace (Use classes A1- A4/D1), a 4 storey 85 bed hotel(use Class C1), a new link road through the site connecting Station Road/Dane Street with London Road, one 6 storey (401 space) multi storey station car park, new cycle parking, 153 car parking spaces for the residential development. The outline application (all matters reserved except for access) comprises: 263 residential units (Use Class C3); a care home comprising up to 55 units (Use Class C2); one multi-storey station car park; new cycle parking; car parking for the residential development; and associated landscaping and public realm works. Variation of Condition 2 (approved plans) of 3/17/2588/OUT: To allow 9 additional car parking spaces within the undercroft of Block B.</p>
6	BISHOPS STORTFORD	Land At Bishops Stortford South (BISH5) Off Whittington Way Bishops Stortford Hertfordshire	3/18/2253/OUT Approved with conditions		<p>Hybrid Planning application comprising:</p> <p>(i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A) , and a north/south primary route; and</p> <p>(ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2) , up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.</p>
7	BISHOPS STORTFORD	Land At Bishops Stortford North, Bishops Stortford Hertfordshire	3/13/0804/OP - granted planning permission with conditions 2nd April 2015		<p>Erection of up to 2,200 dwellings inclusive of affordable housing; green infrastructure, amenity and formal and informal recreation space; landscaping; development of 2 mixed use local centres on 4.1 hectares of land providing up to 21,000 sq.m. (gross) commercial floorspace (Use Class B1 a, b and c) inclusive of (if required) a maximum of 3,000 sq.m. (gross) for healthcare facilities (Use Class D1), together with retail floorspace (Use Classes A1, A2, A3, A4 & A5) up to a maximum of 1,200 sq.m. (gross), residential development (use Class C3), and the potential for other community/cultural/leisure (Use Class D1 & D2) if required (floorspace to be agreed); the potential for an additional 0.5 hectares of land for up to 4,000 sq.m. (gross) commercial floorspace (Use Class B1 a, b and c) if required or for residential purposes (Use Class C3) if not; a primary school and associated facilities on 1.25 hectares of land; a further primary school on 2 hectares of land with the potential to extend by 1.08 hectares if required or for the expansion land to be used for residential purposes if not; 4 new junctions (A120, Hadham Road, Rye Street and Farnham Road); estate roads and public transport route; footpaths/cycleways; site profiling/earthworks; a noise bund with barrier; a sustainable drainage system; utilities services including foul water pumping stations;</p> <p>2 residential garden extensions; and the demolition of 221 Rye Street and 164 & 166 Hadham Road. (All matters reserved with the exception of full details of the appearance, landscaping, layout and scale of the residential element of Phase 1 and Access for Phases 1 & 2)</p>

CSET - Committed Developments in adjacent authorities

ID		Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
Uttlesford						
8	GREAT CHESTERFORD	Land To The South West Of London Road Great Chesterford Essex	UTT/20/3329/DFO PP-09326530 Approve with Conditions Fri 21 Jan 2022			Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings following approval of outline planning permission UTT/19/0573/OP.
9	SAFFRON WALDEN	Land East Of Thaxted Road Saffron Walden Essex	UTT/19/2355/DFO Refused Mon 24 Feb 2020 APPEAL ALLOWED			Approval of Reserved Matters following outline application UTT/18/0824/OP details of layout, scale, landscaping and appearance relating to the development of the site to provide 150 residential dwellings (Use Class C3) and associated infrastructure works.
10	SAFFRON WALDEN	Land East Of Little Walden Road Saffron Walden Essex	UTT/19/3068/DFO PP-08360633 Approval with Conditions			Reserved matters following UTT/16/2210/OP for 85 residential dwellings including all necessary infrastructure and landscaping. Details of appearance, landscaping, layout and scale.
11	SAFFRON WALDEN	Land North Of Ashdon Road Ashdon Road Saffron Walden CB10 2NQ	UTT/20/0921/DFO PP-08633381 Approved with Conditions Fri 19 Feb 2021			Details following outline application UTT/17/3413/OP - Erection of 4no. commercial buildings for use as B1, B2 and/or D2 in the alternative together with access road, car parking, bin and bike stores and associated works. Details of appearance, landscaping, layout and scale.
12	SAFFRON WALDEN	Homebase Limited Elizabeth Close Saffron Walden Essex CB10 2NL	UTT/19/0125/FUL PP-07326508 Refused Wed 11 Sep 2019 APPEAL DISMISSED			Demolition of existing warehouse and redevelopment of the site to provide a 68 bedroom care home (Use Class C2) together with associated car parking, landscaping and amenity space
13	SAFFRON WALDEN	Land South Of Radwinter Road (former Printpack Site) Saffron Walden	UTT/20/2007/FUL PP-08959216 Approved with conditions on 21st December 2022			Demolition of existing buildings and erection of a discount foodstore, a 70 bed care home and 49 no. retirement living apartments with access, car parking, landscaping and associated works.
14	SAFFRON WALDEN	Former Friends School Mount Pleasant Road Saffron Walden CB11 3EB	UTT/19/1744/OP PP-07980069 Refused Fri 19 Mar 2021			Hybrid application consisting of full details for development of 30 dwellings utilising existing access, re-provision of swimming pool with new changing rooms, artificial grass pitches, sports pavilion, multi-use games area (MUGA), local equipped area for play (LEAP), local area for play (LAP), associated parking and demolition of gym building. The remainder is in outline for up to 70 dwellings with associated infrastructure, public open space, forest school and perimeter path.

CSET - Committed Developments in adjacent authorities

ID		Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
15	SAFFRON WALDEN	Genome Campus, Hinxton, Saffron Walden, CB10 1RG	Approved (S/4329/18/OL) on 18.12.20	5.0 kilometres	Eastings: 550040.38 Northings: 244284.82	Outline planning permission with all matters reserved for a phased mixed use development comprised of up to 150000 square metres of Gross External Area (GEA) of flexible employment uses including research and development office and workspace and associated uses falling within Use Classes B1 (office laboratories light industry) B2 (general industrial) and B8 (Storage) uses up to 1500 residential dwellings (Use Class C3) supporting community uses and social infrastructure including a nursery (Use Classes D1) conference facility (Use Class D1) and associated hotel (Use Class C1) retail uses including shops (Use Class A1) restaurants and cafes (Use Class A3) and bars (Use Class A4) leisure uses (Use Class D2) landscape and public realm including areas for sustainable urban drainage and biodiversity enhancements energy centre and utilities site access (vehicular cyclist and pedestrian) car and cycle parking and highways improvements early landscape and enabling works and associated works. (This application is subject to an Environmental Impact Assessment)
16	SAFFRON WALDEN	Boro Farm, Newmarket Road, Great Chesterford, Saffron Walden, CB10 1FN	ESS/20/22/UTT - Refused on 22nd July 2022. Appeal submitted 3rd of November 2023 (ENF/1159/APP & ESS/20/22/UTT/APP)			Change of use of land to allow the construction of a recycled aggregate production facility including storage bays and HGV parking
17	SAFFRON WALDEN	Land North Of Shire Hill Farm Shire Hall Saffron Walden	Granted Outline application with conditions on 14th July 2020 under planning application UTT/17/2832/OP			Outline application (with all matters reserved except access) for up to 100 dwellings, including affordable accommodation, in addition to the provision of land to facilitate an extension to the approved primary school (Planning Application Ref: UTT/13/3467/OP), and associated open space, drainage, landscaping, access and parking.
18	SAFFRON WALDEN	Land East of Thaxted Road Saffron Walden	Grant outline planning permission on 12th April 2019 with conditions			Outline planning application for the development of up to 150 dwellings (Use Class C3) with all matters reserved except access
19	SAFFRON WALDEN	Land South of Radwinter Road Swards End	Refused on 18th March 2022 - UTT/21/2509/OP. Appeal lodged			Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access
20	NEWPORT	Land West of London Road Newport	UTT/20/2632/FUL - Approved with conditions on 24 May 2022			Construction of 89 new dwellings, vehicular access from London Road and associated parking, open space and landscaping. Including the provision of ball catch netting for the recreation club, a car park and associated access for Newport Primary School including landscaping improvements, an off-site playground highway improvements to the bridleway and associated development.
21	NEWPORT	Land South of Wicken Road Newport	UTT/17/2868/OP - Refused 17th May 2018. Appeal dismissed.			Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport
22	NEWPORT	Land South of Wicken Road Newport	UTT/18/1026/OP - Refused 14th September 2018. Appeal dismissed.			Outline planning application for up to 74 dwellings including access, open space and landscaping with all matters reserved save for access

CSET - Committed Developments in adjacent authorities

ID		Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
West Suffolk						
23	RED LODGE	Former White House Stud, White Lodge Stables, Warren Road, Herringswell, CB8 7QP	DC/18/0628/HYB PP-06855382 Refused 22 Oct 2019			Hybrid Planning Application - 1. Full Planning Application - (i) Horse racing industry facility (including workers dwelling) and (ii) new access (following demolition of existing buildings to the south of the site) 2. Outline Planning Application (Means of Access to be considered) (i) up to 100 no. dwellings and (ii) new access (following demolition of existing buildings to the north of the site and the existing dwelling known as White Lodge Bungalow).
24	BARROW	Land East of Barrow Hill, Barrow, Suffolk	DC/18/0693/RM Approved 4 Jan 2019			Reserved Matters Application - Submission of details under Outline Planning Permission DC/16/0300/OUT - the means of appearance, landscaping, layout and scale for the construction of (i) 75 no. dwellings; (ii) associated open space and (iii) additional parking for the existing doctors surgery
25	NEWMARKET	Land at Black Bear Lane, The Former Swimming Pool, Rowley Drive, Former White Lion and High Street, Newmarket, Suffolk, CB8 9AP	DC/20/1661/OUT Refused 29 Dec 2020 Appeal Withdrawn			Outline planning application (all matters reserved) - Outline planning application (all matters reserved) (i) 123 no. dwellings (ii) 1no. commercial unit with public open space and landscaping (iii) land reserved for dedicated horse walk
26	NEWMARKET	Land to the South of Churchill Avenue, Newmarket, Suffolk	DC/17/1896/HYB Withdrawn 15 Nov 2021			Hybrid planning application: Full planning permission - 62 no. dwellings and a wardened 20 unit young persons' residence with associated access, landscaping and car parking. Outline planning permission (Means of Appearance/Landscaping/Layout and Scale to be considered) - up to 83 no. dwellings with all matters reserved apart from access.
27	NEWMARKET	Land at Brickfield Stud, Exning Road, Newmarket, Suffolk	DC/18/2477/FUL Approved 30 Oct 2019			Planning application - variation of condition 6 of DC/18/2477/FUL to enable amended maximum external sound levels for amenity spaces to allow for the creation of 79 dwellings, new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping
28	NEWMARKET	Land South of Burwell Road, Exning, Suffolk	DC/21/0152/HYB Approved 21 Jan 2022			Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility
29	NEWMARKET	Proposed Industrial Unit Oaks Drive Newmarket Suffolk	DC/17/2483/FUL Approved Tue 20 Mar 2018			Planning Application - (i) Change of use from (B2) General industrial and B8 (Storage and distribution) to B2, B8 and Sui generis motorcycle workshops and associated showroom and (ii) Minor variations to external appearance of approved building for maintenance, repair and sale of motorcycles

CSET - Committed Developments in adjacent authorities

ID		Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
30	BURY ST EDMUNDS	Parcel I Marham, Parkway, Fornham, All Saints, Suffolk	DC/19/2105/RM Approved 11 Feb 2020			Revised Reserved Matters Application - Submission of details under DC/13/0932/HYB Landscaping, Layout, Appearance, Access, Parking and Scale; and Application to Discharge of Conditions C19, C20, C21, C22, C23, C30, C31, C35, C36 and C37 Pursuant to Application for Development Zone I For 53 Dwellings
31	BURY ST EDMUNDS	Parcel A and B Marham Park, Tut Hill, Fornham, All Saints, Suffolk	DC/20/1360/RM Approved 8 Feb 2021			Reserved matters application - Submission of details under application DC/19/1652/OUT for 330 no. dwellings, means of access, appearance, layout, scale, highways, drainage, with associated landscaping and infrastructure (as amended).
32	BURY ST EDMUNDS	Land at Junction Tayfen Road to Spring Lane, Tayfen Road, Bury St Edmunds, Suffolk	DC/19/1391/RM Approved 16 Mar 2020			Reserved Matters Application - Submission of details under DC/15/0689/OUT - the means of appearance, landscaping, layout and scale for up to 215 dwellings
33	BURY ST EDMUNDS	Lane East of Moreton Hall, Mount Road, Bury St Edmunds, Suffolk	DC/18/1751/RM Approved 31 Jul 2019			Reserved Matters Application - Submission of details under DC/14/1881/HYB - the means of access, appearance, layout and scale for 320 no. Dwellings including 30% Affordable Housing and associated Open Space, Infrastructure, new Local Centre Site, Allotments and Recycling / Bring Site - as amended by by details received 21.05.2019
34	BURY ST EDMUNDS	Land at Hardwick Manor, Hardwick Lane, Bury St Edmunds, IP33 2RD, Suffolk	DC/22/0593/HYB Approved 3rd May 2023			Hybrid planning application - a. outline application (means of access to be considered) for a new hospital (use class C2) of up to 100,000 square metres and surface and multistorey car park with associated infrastructure, structural landscape buffer, temporary construction compound and demolition of existing hospital buildings. b. full planning application - change of use of Hardwick Manor from a single residential dwelling (use class C3) to health related uses associated with the new hospital (use class C2) as amended by plans and documents received 08.08.2022
35	BURY ST EDMUNDS	Land South of Rougham Hill, Rougham Hill, Bury St Edmunds, Suffolk	DC/22/1193/RM Pending			Reserved matters application - submission of details under DC/15/2483/OUT - means of appearance, landscaping, layout and scale for the construction of 363 dwellings in total (including 109 affordable homes) and associated car parking; access roads; playing pitch; landscaping; open space; play areas; sustainable urban drainage (SuDS) and infrastructure

CSET - Committed Developments in adjacent authorities

ID		Development	Current status of development	Distance from RLB based on grid reference for development	Grid reference	Description and planning status
36	HAVERHILL	Great Wilsey Park, Wilsey Road, Little Wratting, Suffolk	Granted Outline planning permission on the 15 August 2018 under planning application reference DC/15/2151/OUT . Early Phases of REM consent approved	15.97 Kilometres	Easting: 520907 Northing: 44553	<p>Outline Application (Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure Reserved Matters consents have subsequently been approved and work has commenced on the site.</p> <p>Allocation ref. 2.03b. SHELAA reference: W5681 and existing policy reference: HV4</p> <p>Outline planning permission was accompanied by an environmental statement.</p> <p>Strategic commitment - dwelling estimate: 2500 homes -The site is located to the north-east of Haverhill and accessed off the A143 and Chalkstone Way. -A concept statement and masterplan have been adopted for the site. -Outline planning permission has been granted for up to 2500 dwellings, which includes a provision of 30 per cent affordable housing, two primary schools, two local centres containing retail, employment (B1 office use) and community facilities, public open space, associated infrastructure and landscaping and is expected to be delivered throughout the lifetime of the local plan period.</p>
37	HAVERHILL	Land North-West of Haverhill, Anne Sucklings Lane, Little Wratting, Suffolk	Granted Outline planning permission on the SE/09/1283 on the 17th March 2015.	15.07 Kilometres	Easting: 520959 Northing: 43293	<p>Outline planning permission was accompanied by an environmental statement.</p> <p>Allocation ref. 2.03a. SHELAA reference: W5098 and existing policy reference: HV3</p> <p>Strategic commitment - dwelling estimate: 980 homes -The site is located to the north-west of Haverhill and accessed off the A143 and the new relief road, currently under construction. -A concept statement and masterplan have been adopted for the site. -Outline planning permission has been granted for up to 1150 dwellings, which includes a provision of 30 per cent affordable housing, a primary school, a local centre containing retail and community facilities, public open space and a relief road. -Development of the site has commenced and as at 1 April 2021 approximately 980 remain to be constructed.</p>
38	HAVERHILL	Land West Of Three Counties Way Three Counties Way Withersfield Suffolk	Granted Outline application and reserved matters consent for 145 dwellings under planning application reference DC/19/1711/OUT and DC/22/0469/RM	13.13 Kilometres	Easting: 520913 Northing: 40272	<p>A) Reserved matters application - submission of details under outline planning permission DC/19/1711/OUT allowed at appeal (APP/F3545/W/20/3256979) - for appearance, layout, landscaping and scale in respect of the construction of 145 dwellings and associated infrastructure and open space (B) Discharge of condition 17 (sound insulation) of permission DC/19/1711/OUT</p>
39	HAVERHILL	Land South of Hundon Road, Kedington, Suffolk	DC/19/0547/OUT Refused 17 Feb 2020			<p>Outline Planning Application (Means of access to be considered) - for up to 140 no. dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Hundon Road</p>

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
SUFFOLK- West Suffolk Emerging Local Plan		
Haverhill		
2.03c	Wisdom Toothbrush Factory, Colne Valley, Haverhill	<p>Dwelling estimate: 53 dwellings (at 35dph). To be determined by a development brief</p> <ul style="list-style-type: none"> -The site comprises of industrial buildings including, containing a historic industrial office building to the south-east of the site. -The site lies within the settlement boundary, located in the centre of Haverhill, to the south-east of the town centre and includes vehicular access from Colne Valley View and Duddery Hill with further options for access along Hollands Road and has good links to the town centre. -The site is currently allocated the Haverhill Vision 2031 and is included within the Haverhill Town Centre Masterplan. -The site forms part of the historic core of the town and will need be sensitively integrated into the surrounding townscape including maintaining views into the historic cores. -The site includes a historic factory building south-east of the site which would need to be retained on site as a heritage asset. -Development must assess and mitigate any contamination on the site. -There are opportunities for the site to connect to the existing Haverhill green corridor. -Retain and enhance the existing mature trees, tree lines and boundary features with appropriate buffers. -Provide good connection to the public right of way (PRoW) to the east of the site. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.03d	Chantry Mill, High Street, Haverhill	<p>Dwelling estimate: 42 dwellings (at 35dph). To be determined by a development brief</p> <ul style="list-style-type: none"> -The site comprises a number of grade II listed buildings and other ancillary structures, historically used for textile manufacture. Whilst the site is no longer used for manufacturing, the site is used for storage, distribution and administration. -The site lies within the settlement boundary and is located in the centre of Haverhill. -The site is in close proximity to the High Street. -The site is currently allocated the Haverhill Vision 2031 and is included within the Haverhill Town Centre Masterplan. -A development brief has been adopted for the site. -Site has important views into St Mary's Church and churchyard which would need to be retained. -The historic factory buildings are grade II listed buildings and an important heritage asset to the town centre which should be incorporated into the redevelopment of the site. -Retain and enhance the existing mature trees (some protected), tree lines and boundary features with appropriate buffers. -Provide good connection to the public right of way (PRoW) to the east and south of the site. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.03e	Land at Atterton and Ellis, Haverhill	<p>Dwelling estimate: 18 homes</p> <ul style="list-style-type: none"> -The site is located within the centre of Haverhill, south-east of the town centre and comprises a hardstanding and a number of derelict buildings with some overgrown vegetation within the site. -The Stour Brook flows through the north of the site, which may limit development on the northern section of the site. -The green area on the eastern boundary of site forms an important gateway to the town and should be maintained. -The site lies within the Hamlet Road conservation area and acts as an entrance to the historic core of the town. -Development of this site must be well integrated and maintain views into the historic core of the town and introduce a positive entrance into the town centre. -This site is generally of low wildlife value, however the presence of the Stour Brook flowing through the site provides a wildlife corridor and means there is potential for protected and/or priority species. -Retain with appropriate buffers the existing mature trees including the beech tree which is protected by a tree preservation order. -Retain and enhance the river and associated existing features with an appropriate buffer. -Part of this site is within 200 metres of a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.03f	Castle Manor Academy, Haverhill	<p>Dwelling estimate: 525 dwellings (at 35dph). To be determined by a development brief</p> <ul style="list-style-type: none"> -Land at Eastern Avenue and Park Road, (known as Castle Manor Academy) is allocated for the expansion and redevelopment of educational premises. -An element of residential development may be appropriate on the site of the existing buildings to facilitate the delivery of educational facilities. -The site has an existing adopted masterplan, however due to the length of time passed a new development brief will be required to confirm the amount of land available for development, location of uses, access arrangements and, design and landscaping. -Further evidence is required to demonstrate the site is deliverable in order to take forward the allocation into regulation 19 stage of local plan. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.03g	Bumpstead Road	Employment land size: 1.58ha
2.03h	Falconer Road	Employment land size: 2.77ha
2.03i	Haverhill Research Park	Employment land size: 0.68ha
2.03j	Haverhill Industrial Estate	Existing employment site with no land available

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.03k	Homefield Road	Existing employment site with no land available
2.03l	Stour Valley Road	Existing employment site with no land available
3.04b	Haverhill Road	Dwelling estimate: 103 dwellings (at 35dph).
Newmarket		
2.05a	Hatchfield Farm additional land, Fordham Road, Newmarket	<p>Strategic location for future development: mixed use to include 400 dwellings and 5ha of employment.</p> <ul style="list-style-type: none"> -The red line boundary includes the entirety of the land available for development but only part of that land will be required to deliver the homes and jobs needed. -This site is to the northeast of Newmarket bound by the A14 to the north, the existing allocation and Studlands Park housing area to the west and open fields and paddocks to the east and south. -The site lies adjacent to the existing settlement boundary. -Suitable for residential and employment mixed use. -A concept statement and masterplan will be required for the site prior to the determination of any planning application. -This should have regard to the adopted masterplan for the site 2.05b. -The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development. -This site is within five kilometres of Devils Dyke Special Area of Conservation (SAC). Within this distance the potential for in-combination recreational effects should be considered. -The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI. -Retain, with appropriate buffers, the existing mature trees some of which are protected by a tree preservation order. -Retain and enhance the existing woodland and tree belts, hedgerows and boundary features with appropriate buffers. -Provide a wide buffer with the A14 (30 metres) and with the railway line (25 metres). -Provide an appropriate landscape buffer proposed employment uses. -This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed. -Additional power infrastructure may be required. -Provide cycle and pedestrian connections to George Lambton playing fields and the existing cycle and footpath network. -The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be required. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.05b	Hatchfield Farm, Fordham Road, Newmarket	<p>Strategic commitment: 400 dwellings and 5ha of employment</p> <ul style="list-style-type: none"> -This site is allocated to the north-east of Newmarket and is allocated for residential development, employment and a school site. -Outline planning permission was granted in 2019 by the Secretary of State for up to 400 dwellings, open space, two accesses and associated infrastructure. -A masterplan was adopted for the site in March 2019. -The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development. -Provision should be made for the signalisation of the A14/A142 junction, or other agreed measure and the signalisation of the Rayes Lane horse crossing. -Strategic landscaping and open space must have particular regard to the relationship between the site and designated nature conservation sites in the vicinity. The development must provide measures for influencing recreation in the surrounding area to avoid a damaging increase in visitors to sensitive ecological sites. -This site is within five kilometres of Devils Dyke Special Area of Conservation (SAC). Within this distance the potential for in-combination recreational effects should be considered. -The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI -Retain, with appropriate buffers, the existing mature trees some of which are protected by a tree preservation order. -Retain and enhance the existing woodland and tree belts, hedgerows and boundary features with appropriate buffers. -Deliver a wide buffer with the A14 (30 metres). -Provide an appropriate landscape buffer to the proposed employment uses. -Provide cycle and pedestrian connections to George Lambton playing fields. -The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.05c	Land off High Street, Black Bear Lane and Rowley Drive, High Street, Newmarket (Queensbury Lodge)	<p>Proposed development: 50 dwellings and the provision of a racehorse training yard and paddock</p> <ul style="list-style-type: none"> -The site is currently allocated for mixed use to include some 50 dwellings, and a racehorse training yard and paddock. -The constraints identified above and lack of progress in advancing a policy compliant scheme will necessitate further evidence to demonstrate the site is deliverable in order to take forward the allocation into Reg 19 stage of local plan. -The site is a mixture of brown and greenfield comprising the historic grade II listed Queensbury Lodge Stables, former swimming pool, White Lion Public House and Fitzroy Paddocks. -Any development on this site should facilitate the sympathetic restoration and viable reuse of the listed buildings, racehorse training yard and paddock on the site and preserve or enhance the character and appearance of the conservation area. The optimum viable use of the listed buildings and paddock will be a central consideration in assessing proposals. -Fitzroy Paddock is identified as an important open space in the conservation area and the significant contribution it makes to the areas character and appearance should be respected. -Development proposals should not adversely impact on the listed buildings, or their settings. -The potential uses and capacity of the site will be explored through the preparation of a development brief taking into account the optimal viable use of the listed buildings and paddock and viability evidence. -The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development. -Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location. -This site is within five kilometres of Devils Dyke Special Area of Conservation (SAC). Within this distance the potential for in-combination recreational effects should be considered. -The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI. -Retain, with appropriate buffers, the existing mature trees some of which are protected by the conservation area designation. -Retain and enhance the existing boundary features and hedgerows with appropriate buffers. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.05d	Former St Felix Middle School Site, Newmarket	<p>Dwelling estimate: 45 dwellings</p> <ul style="list-style-type: none"> -The site is currently allocated for residential development in the Forest Heath Site Allocations Local Plan. -The site comprises the footprint of the former school, outbuildings, sports pitches, courts and playing fields to the west of Fornham Road. -The site is allocated in its entirety although the suggested residential capacity reflects retention of the open space. -Development must make provision for the retention or relocation of the existing tennis courts and retention of the open space for public use and provide access and connectivity to this facility and open space from George Lambton playing fields. -Development must also protect and enhance the amenity and biodiversity of the Yellow Brick Road blue/green corridor and access route. -The transport impact of the proposal on horse movements in the town, together with impacts on other users of the highway, must be assessed to determine whether the proposal results in material adverse impacts and, where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development. -This site is within five kilometres of Devils Dyke Special Area of Conservation (SAC). Within this distance the potential for in-combination recreational effects should be considered. -The site triggers the site of special scientific interest (SSSI) impact risk zone relating to Newmarket Heath SSSI and Devils Dyke SSSI. -Provide connections to Yellow Brick Road and to George Lambton Playing Field. -Retain and enhance the existing trees, tree-belts and hedgerows on the site with appropriate buffers. -Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.05e	Industrial estate north of the Newmarket settlement - SA16(m) (incorporating former sites SA17(b) St Ledger which has been implemented within the site)	Existing employment site with no land available

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
3.06a	Land north of Acorn Way, Red Lodge	<p>Dwelling estimate: 300 homes</p> <ul style="list-style-type: none"> -The site is allocated in the former Forest Heath Site Allocations Local Plan for mixed use to include 300 dwellings, 8ha of employment land and 3ha for a new primary school. -Applications for planning permission will only be determined once a masterplan for the whole site has been approved. -This predominantly greenfield site of grade 3 and 4 agricultural land lies to the north of the settlement. The triangular site is bound to the west by the A11 and comprises fields in arable use separated by pine belts. -A distribution warehouse is currently located in the centre of the site. -There is existing woodland landscaping, with wider belts along the A11 and between employment and residential uses. -A Health and Safety Executive (HSE) major hazard pipeline lies to the south of the A11. -Sustainable drainage systems (SUDs) are currently located within this site and any future planning application should have regard to the proper functioning of this infrastructure and its associated grassland habitat. -The south-east corner of this site is within the 1500 metre constraint buffer around Breckland Special Protection Area (SPA). Effects on Stone Curlew from residential development must be considered including in-combination effects -This site is within 7.5 kilometre of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland SPA. Within this distance the potential for in-combination recreational effects should be considered. -The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA and relating to Red Lodge Heath SSSI. -Cycle and footpath connections within the site and to link to the existing footpath network should be provided. -The retention and enhancement of existing tree belts and pine lines (some protected) within the site. -The retention and enhancement of boundary features, woodland and hedgerows with appropriate buffers. -A wide landscape buffer and noise attenuation measures along the A11 are required. -A landscape buffer to the northeast of the site is required. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
3.06b	Land off Turnpike Road and Coopers Yard, Red Lodge	<p>Dwelling estimate: 132 homes</p> <p>-This site lies between Turnpike Road to the south and the A11 to the north and is within the existing settlement boundary. It is a mixture of brownfield and greenfield land comprising residential uses, a former haulage depot, 1.5 hectares mobile home park and a commercial garage fronting Turnpike Road. The rear of the site is predominantly garden and grassland including areas of bracken and scrub.</p> <p>-A development brief is required for this site.</p> <p>-There are current undetermined planning application on the site.</p> <p>-The multiple ownership of this site and constraints identified above combined with the lack of progress in advancing a policy compliant scheme will necessitate further evidence to demonstrate an acceptable scheme is deliverable in order to take forward the allocation into regulation 19 stage of local plan.</p> <p>-Landscape buffers to countryside edges and a landscape buffer and noise attenuation measures to the A11 are required.</p> <p>-A wide buffer with the A11 (25 metre minimum) is required.</p> <p>-This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland Special Protection Area (SPA). Within this distance the potential for in-combination recreational effects should be considered.</p> <p>-The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA, and relating to Red Lodge Heath SSSI.</p> <p>-Linkage to the public right of way (PRoW) to the south of the site and to the new open space to the north of the site should be provided.</p> <p>-The site has existing features which contribute to the ecological network which should be safeguarded. In particular retention of the wild areas which would connect to the designated sites and offer substantial wildlife corridors along the A11.</p> <p>-Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.</p>

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
3.06c	Land east of Warren Road, Red Lodge	<p>Dwelling estimate: 140 homes</p> <ul style="list-style-type: none"> -This greenfield site lies to the east of the settlement and is within the existing settlement boundary. It is predominantly grade 4 agricultural land and is designated as low and medium density residential land in the Red Lodge Masterplan. Residential uses lie to the west, agricultural land and woodland to the east, and sports pitches with a sports pavilion to the south-west. -There is currently a sustainable drainage system (SUDs) basin located within this site and any future planning application should have regard to the proper functioning of this infrastructure. -The site is within the 1500 metres constraint buffer around Breckland Special Protection Area (SPA). Effects on Stone Curlew from residential development must be considered including in-combination effects -This site is within 7.5 kilometres of Breckland Forest Site of Special Scientific Interest (SSSI), a component of Breckland SPA. Within this distance the potential for in-combination recreational effects should be considered -The site triggers the SSSI impact risk zone relating to SSSI components of Breckland SPA, and relating to Red Lodge Heath SSSI. -Cycle and footpath connections within the site and to the public open space to the south and the footpath to the northwest and allocated site to the northeast should be provided. -The protected tree line on the northern boundary should be retained and enhanced. -Boundary features, woodland and tree belts with appropriate buffers should be retained and enhanced. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site. -The constraints identified above will necessitate further evidence to demonstrate an acceptable scheme is deliverable in order to take forward the allocation of this site into the regulation 19 stage local plan.
3.06d	North of the settlement Red Lodge	Existing employment site with no land available
	Land East of Russet Drive, Bilberry Close and Parsley Close, Manor Wood, Red Lodge, Suffolk	<p>DC/19/2347/FUL Pending Planning Application - 141 no. dwellings and associated infrastructure including roads, parking, sustainable drainage, pumping station and public open space, as amended.</p>

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.02a	Land at Rougham Airfield, Bury St Edmunds	<p>Strategic location for future growth - dwelling estimate: 2,205 dwellings (at 35dph).</p> <ul style="list-style-type: none"> -The red line boundary includes the entirety of the land available for development but only part of that land will be required to deliver the homes and jobs needed. -Situated to the south of Mount Road and north of Rougham Tower Avenue. -Currently allocated for airfield, sporting and recreational uses, leisure activities and showground outdoor events. -Site lies partially adjacent to the settlement boundary. -Suitable for employment-led growth with some housing due to close proximity of Suffolk Business Park extension and Rougham Tower Avenue. -A concept statement will be required for inclusion in the final draft of this plan. -A masterplan will be required for the site prior to the determination of any planning application. -Appropriate safeguarding buffer required for the setting of the listed control tower and radar rooms and other notable historic and landscape features. -Design of any new development should be sympathetic to sensitive environmental features. -A link between cycle path 51 and Rougham Tower Avenue along Sow Lane should be provided as well as foot and cycleways to established infrastructure. -This is an open site with potential for landscape effects. -Site triggers the consideration of the site of special scientific interest (SSSI) impact risk zone relating to Glen Chalk Caves SSSI. -Restoration of this land may have led to ground conditions impacting on drainage. -This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed. -This is a potential area of archaeological interest and further investigation may be required. -The site will require access to green infrastructure, open countryside and existing walking and cycling routes. Opportunities to connect to established public rights of way will be encouraged. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.02b	Land south-east Bury St Edmunds (additional land)	<p>Strategic location for future growth - dwelling estimate: 4,095 dwellings (at 35dph).</p> <ul style="list-style-type: none"> -The red line boundary includes the entirety of the land available for mixed-use development but only part of that land will be required to deliver the homes needed. -Bordered by the A14 to the north and largely arable, with various woodland blocks that are well linked by hedgerows. -Site is partially adjacent to the settlement boundary. -A concept statement will be required for inclusion in the final draft of this plan. -A masterplan will be required for the site prior to the determination of any planning application. -Need to demonstrate safe and suitable means of access to the adopted highway and connectivity to the allocated strategic residential site (Abbott's Vale). -A suitable buffer is required to avoid coalescence with the settlement of Blackthorpe. -Link new sustainable foot and cycleways to established infrastructure ensuring good access to the town centre and local schools. -The site triggers the consideration of the site of special scientific interest (SSSI) impact risk zone relating to Glen Chalk Caves SSSI and Horringer Court Caves SSSI. -The site has existing features including priority habitats which contribute to the ecological network and must be safeguarded. -Retain and enhance the woodland blocks, hedgerows and hedgerow network and southern stream corridor with appropriate buffers. -Retain and buffer mature and veteran trees to ensure trees are protected to avoid loss or deterioration. -Deliver a minimum 30 metre landscape buffer with the A14. -An appropriate buffer will be required due to the proximity of the water recycling centre to the south of the site. -This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site or use of some of the sand and gravel in the development itself should be assessed. -The site is low risk of flooding. -The public right of way running alongside the site should be safeguarded and enhanced wherever possible. -The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.02c	Land north-west Bury St Edmunds	<p>Strategic commitment - dwelling estimate: 900 homes</p> <ul style="list-style-type: none"> -This site to the north-west of Bury St Edmunds is allocated for residential development with an area of amenity and recreational open space and relief road linking Tut Hill with Mildenhall Road. -A concept statement and masterplan have been adopted for the site. -Planning permission has been granted and development has commenced for residential development which includes affordable housing, local centre, public open space (sports & leisure facilities, allotments, play facilities and informal open space).

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.02d	Moreton Hall, Bury St Edmunds	<p>Strategic commitment - dwelling estimate: 500 dwellings</p> <ul style="list-style-type: none"> -Located to the east of Bury St Edmunds and allocated for residential development. -A concept statement and masterplan have been adopted for the site. -Planning permission has been granted and development has commenced for residential development which includes affordable housing, strategic open space, local centre and associated infrastructure.
2.02e	West Bury St Edmunds	<p>Strategic commitment - dwelling estimate: 450 dwellings</p> <ul style="list-style-type: none"> -Situated to the west of Bury St Edmunds and allocated for residential development. -A landscape buffer and relief road to be provided to the east of Westley village. -A concept statement has been adopted and a masterplan is required. -A planning application has been submitted and is awaiting determination. -A site reserved for a sub-regional health campus forms part of this strategic allocation. An alternative site at Hardwick Manor is currently being pursued by the West Suffolk NHS Foundation Trust for a new general district hospital. However until outline planning permission is granted in the town for a new general district hospital elsewhere, land at Westley will continue to be reserved for such a use. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.02f	North-east Bury St Edmunds	<p>Strategic commitment - dwelling estimate: 1,250 dwellings</p> <ul style="list-style-type: none"> -Situated approximately two kilometres north-east of Bury St Edmunds town centre, bounded to the north-west by the A143, and to the south by the Ipswich to Cambridge railway line. -Allocated for mixed-use development. -A concept statement and masterplan have been adopted for the site. -A planning application has been submitted and is awaiting determination. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.02g	South-east Bury St Edmunds	<p>Strategic commitment - dwelling estimate: 1,250 dwellings</p> <ul style="list-style-type: none"> -Located approximately 1.5 kilometres to the south-east of Bury St Edmunds town centre, the site is bounded to the north by Rougham Hill and will deliver a relief road between Sicklesmere Road and Rougham Hill. -Allocated for mixed-use development. -A concept statement and masterplan have been adopted for the site. -Outline planning permission has been granted on this site. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.02h	Land to the north of Mount Road, Bury St Edmunds	<p>Dwelling estimate: 120 dwellings</p> <ul style="list-style-type: none"> -Located to the south of the Ipswich to Bury St Edmunds railway line and north of Mount Road and comprises an arable field. -Site lies partially adjacent to the settlement boundary. -Deliver a 25 metre landscape buffer with the railway to the north. -Retain and enhance the existing boundary features with appropriate buffers an appropriate landscaping buffer to countryside to the east will be a key consideration. -Provide new hedgerows to the western end of the southern boundary. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
2.02aj	Land to west of Rougham Road, Bury St Edmunds	<p>Development estimate: 525 dwellings (at 35dph).</p> <ul style="list-style-type: none"> -The site lies west of Rougham Road and comprises 15 hectares of land, which is identified in the existing St Edmundsbury Bury Vision 2031 for use as amenity public open space for informal outdoor recreation. -The site forms an important open area for both biodiversity and recreational access, which forms part of the Lark Valley corridor. -The area has potential to cater for informal recreation and habitat improvement, securing its future as publicly accessible open space for the benefit of the town as a whole. -Proposals will be supported that promote public access to the land for recreational use and the provision of a cycle route and footpath linking Rougham Road and cycle route 51.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
	Land North East of Bury St Edmunds, Bury Road, Great Barton, Suffolk	DC/19/2456/HYB Pending Hybrid Application - i) Outline application (with all matters reserved except for access) - for up to 1375 dwellings, access (including two new roundabouts onto A143 and creation of new foot and cycleway links into the site which would include new cycle/pedestrian crossings of the A143 and cycle/pedestrian link through the existing railway underpass), public open space (including buffer to Cattishall and Great Barton) and landscaping; new local centre (which could include the following uses A1; A2; A3; A4; A5; B1; D1; or D2); primary school; and associated infrastructure and works (including access roads, drainage infrastructure and substations), and ii) Planning Application - Full details for Phase 1 of the outline application for 287 dwellings (which are part of the overall up to 1375 dwelling proposal), garages, access roads, parking, open space, drainage infrastructure and associated infrastructure and works.
	Parcel A and B Marham Park, Tut Hill, Fornham, All Saints, Suffolk	DC/20/1360/RM Approved 8 Feb 2021 Reserved matters application - Submission of details under application DC/19/1652/OUT for 330 no. dwellings, means of access, appearance, layout, scale, highways, drainage, with associated landscaping and infrastructure (as amended).
	Land off Newmarket Road, Bury St Edmunds, Suffolk	DC/19/0469/HYB Pending Decision Hybrid Planning Application - Full - (i) Construction of relief road including new roundabout access onto Newmarket Road (ii) Pedestrian/Cycle Way (that can be used by emergency vehicles for emergency purposes) linking the relief road with Fornham Lane; and Outline - Construction of up to 485 dwellings including open space, landscaping and associated infrastructure (all matters reserved)
	Land North of Gypsy Lane, Bury St Edmunds, Suffolk	DC/22/1326/OUT Pending Outline Planning Application (with all matters reserved except for DC means of access) - Construction of up to 220 dwellings, creation of 10.3 hectares of open space, closure of Gypsy Lane and construction of new replacement road (that would also serve the proposed development) with the option of a new vehicular access into the proposed new West Suffolk Hospital site known as Hardwick Manor
2.02i	Suffolk Business Park extension	Employment land size: 72.34ha (of which 13ha remaining capacity at 2021)
2.02k	Anglian Lane	Existing employment site with no land available
2.02l	Barton Road	Existing employment site with no land available
2.02m	Blenheim Park	Existing employment site with no land available

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.02n	British Sugar, Hollow Road and areas north of Compiègne Way	Existing employment site with no land available
2.02o	British Sugar, Hollow Road and areas north of Compiègne Way	Existing employment site with no land available
2.02p	Chapel Pond Hill	Existing employment site with no land available
2.02q	Eastern Way	Existing employment site with no land available
2.02r	Enterprise Park, Etna Road	Existing employment site with no land available
2.02s	Mildenhall Road	Existing employment site with no land available
2.02t	Moreton Hall	Existing employment site with no land available
2.02u	Northern Way	Existing employment site with no land available
2.02v	Western Way	Existing employment site with no land available
2.02w	Greene King, Friars Lane	Existing employment site with no land available
2.02x	Rougham Industrial Estate	Existing employment site with no land available

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
2.02y	Land at Tayfen Road	Existing allocation proposed for mixed commercial Part of the site is being brought forward for residential development. The remainder of the site is suitable for mixed commercial uses.
	Land Off Northern Way Bury St Edmunds Suffolk	DC/22/0452/FUL, PP-10485868, Pending Decision Planning application - phased demolition of existing commercial/industrial buildings and construction of commercial/industrial units (flexible use class E(g)(ii)/E(g)(iii)/B2/B8) with service yards/car parking, landscaping and access (amended plans received 27/5/22 units 4 and 5) - floorspace: 13,814m ² (GIA) and 14,435m ² (GEA).
Barrow		
3.01a	Land off Bury Road, Barrow	<p>Dwelling estimate: 150 dwellings. Final capacity to be determined by a site development brief</p> <ul style="list-style-type: none"> -The site is part of a larger arable field with species rich hedgerows along the northern and western boundaries and a small area of woodland in the north-east corner. -Site lies partially adjacent to the settlement boundary. -The amount of land available for development, site capacity, location of uses, access arrangements, design and landscaping will be informed by a site development brief. -Link new sustainable foot and cycleways to established infrastructure ensuring good access to the village centre and school. -The site triggers the sites of special scientific interest (SSSI) impact risk zone relating to Breckland farmland SSSI, a component of Breckland Special Protection Area. -Retain and enhance the existing woodland, hedgerows and boundary features with appropriate buffers. -Provide a new hedgerow and landscaped site boundary to the south. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.
3.01b	Land off Denham Lane, Barrow	<p>Dwelling estimate: 20 dwellings</p> <ul style="list-style-type: none"> -The site consists of a well contained grassland site currently grazed by horses. -Site is adjacent to the settlement boundary. -This small extension would follow the line of existing recently built out development to the south. -Link new sustainable foot and cycleways to established infrastructure ensuring good access to the village centre and school. -Retain and enhance the existing woodland, hedgerows and boundary features with appropriate buffers. -Part of this site is in close proximity to a safeguarded waste facility and any new development should take steps to ensure that it will not inhibit the operation of the waste site. -Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
3.01c	Land east of Barrow Hill	Employment land size: 1ha -The wider site is an existing allocation in the local plan for residential and employment uses. -The residential part of the scheme has been implemented but the employment element remains undelivered. -Additional information is required to demonstrate the employment area can come forward in the local plan period before it can be taken forward to the submission stage of the local plan.
3.01d	Barrow Business Park	Employment land size: 1.1ha -Site is a proposed/existing established employment area
ESSEX		
	n/a	
HERTFORDSHIRE		
<i>Bishops Stortford</i>		
	N/A	
<i>Royston- Adopted Sites within North Hertfordshire Local Plan (2022)</i>		

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
RY1	Land west of Ivy Farm, Baldock Road	<p>Dwelling estimate: 279 homes</p> <ul style="list-style-type: none"> -A screening opinion in Nov 2015 found the site was classified as not EIA development (ref. 15/02749/1SO) -Appropriate solution for primary education requirements having regard to up-to-date assessments of need and geographical distribution of existing provision; -Retention of Public Right of Way Royston 017 as a green corridor through the site; -Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; -Design to minimise visual impact of the development from Therfield Heath; -Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; -Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; -Address potential surface water flood risk through SuDS or other appropriate solution; -Archaeological survey to be completed prior to development -Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows).
RY5	Agricultural supplier, Garden Walk	<p>Dwelling estimate: 20 homes</p> <ul style="list-style-type: none"> -Retain tree belts where possible; -Address surface water flood risk through SuDS or other appropriate solution, particularly along Garden Walk; -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation
RY8	Land at Lumen Road	<p>Dwelling estimate: 14 homes</p> <ul style="list-style-type: none"> -Ensure appropriate residential amenity having regard to adjoining employment uses; -Design and layout to take account of foul pumping station within proximity to the site ensuring a buffer of 15m from the boundary of proposed occupied buildings; -Address potential surface water flood risk through SuDS or other appropriate solution; -Site layout designed to take account of existing wastewater infrastructure; -Phasing of development to link with Sewage Treatment Works improvements; -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; -Sensitive design and / or lower density housing where the site affects the setting of the Grade II Listed 21 Mill Road.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
RY9	Land north of York Way	Employment allocation size: 10.9 hectares -Site is within Health and Safety Executive (HSE) Consultation Zone; -Site should deliver a new access to the Orchard Road employment area from the A505; -Address existing surface water flood risk issues, including any run-off, through SuDS or other appropriate solution; -Sensitive design / layout considering views to and from the Scheduled Ancient Monuments located on Therfield Heath; -Compensatory or offsetting measures for loss of existing grassland habitat.
RY11	Land at Barkway Road	Dwelling estimate: 18 homes -Sensitive treatment of western boundary to maintain integrity of Bridleway Royston 010
Baldock		
BA1	North of Baldock	Strategic Housing site -Approximately 2,800 homes; -1,400sqm (net) Class E commercial floorspace; -Up to 6 forms of entry of additional primary-age and secondary-age education provision.
BA2	Land west of Clothall Road	Dwelling estimate: 200 homes -Creation of appropriate, defensible Green Belt boundary along south-western perimeter of site; -Appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces; -Proposals to be informed by a site-specific landscape assessment; -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; -Consider and mitigate against potential adverse impacts upon Weston Hills Local Wildlife Site; Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and -Archaeological survey to be completed prior to development.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
BA3	Land south of Clothall Common	<p>Dwelling estimate: 200 homes</p> <ul style="list-style-type: none"> -Deliver, in combination with Site BA4, a southern link road connecting Wallington Road to B656 Royston Road; -Site layout to take account of existing wastewater infrastructure; -Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need; -Appropriate mitigation measures for noise associated with the A505 to potentially include insulation and orientation of living spaces; -Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor along northern perimeter of site; -Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SuDS approach; -Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution; -Proposals to be informed by a site-specific landscape assessment; -Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and -Archaeological survey to be completed prior to development.
BA4	Land east of Clothall Common	<p>Dwelling estimate: 95 homes</p> <ul style="list-style-type: none"> -Deliver, in combination with Site BA3, a southern link road connecting Wallington Road to B656 Royston Road -Site layout to take account of existing wastewater infrastructure -Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SuDS approach; -Proposals to be informed by a site-specific landscape assessment; -Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution -Archaeological survey to be completed prior to development.
BA5	Land off Yeomanry Drive	<p>Dwelling estimate: 25 homes</p> <ul style="list-style-type: none"> -Site layout to take account of existing wastewater infrastructure; -Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SuDS approach; -Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution; -Appropriate treatment of south-eastern and south-western boundaries to maintain access to, and integrity of, Footpath Baldock 036; -Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and -Archaeological survey to be completed prior to development.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
BA6	Land at Icknield Way	<p>Dwelling estimate: 26 homes</p> <ul style="list-style-type: none"> -Site layout to take account of existing wastewater infrastructure -Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution -Investigate and provide adequate mitigation measures/remediation for contamination where identified from previous employment use; -Incorporate footpath Baldock 001 through the site -Archaeological survey to be completed prior to development; -Adequate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; and -Sensitive design to respect setting of Baldock Conservation Area
BA7	Land rear of Clare Crescent	<p>Dwelling estimate: 20 homes</p> <ul style="list-style-type: none"> -Archaeological survey to be completed prior to development; -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; -Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution.
BA10	Royston Road	<p>Employment allocation size: 19.6 hectares</p> <ul style="list-style-type: none"> -Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock. -Address existing surface water flood risk issues, including any run-off through SuDS or other appropriate solution -Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common; -Archaeological survey to be completed prior to development.
BA11	Deans Yard, South Road	<p>Dwelling estimate: 20 homes</p> <ul style="list-style-type: none"> -Heritage Impact Assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and -Archaeological survey to be completed prior to development; -Sensitive design to enhance the setting of Building of Local Interest; -Investigate and provide adequate mitigation measures/remediation for contamination associated with previous use

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
LG1	Land north of Letchworth	<p>Dwelling estimate: 900 homes</p> <ul style="list-style-type: none"> -Strategic Housing Site
LG3	Land east of Kristiansand Way and Talbot Way	<p>Dwelling estimate: 120 homes</p> <ul style="list-style-type: none"> -Structural planting to reinforce Green Belt boundary along northeastern perimeter of site; -Appropriate mitigation measures for noise associated with motorway and / or adjoining employment are to potentially include insulation and orientation of living spaces; -Ensure appropriate residential amenity for any properties adjoining employment area, especially if access to the site is via Flint Road; -Re-provision of allotments if access to the site is from the west. Re-provision prior to commencement of development, within the vicinity of the site and the same or better quality; -Proposals to be informed by a site-specific landscape assessment; -Retention of Public Right of Way Letchworth Garden City 026 and diversion if necessary; -Sensitive design and / or lower density housing where the site affects setting of the Norton Conservation Area and nearby Grade II Listed Buildings on Church Lane and Norton Road; -Archaeological survey to be completed prior to development.
LG4	Land north of former Norton School, Norton Road	<p>Dwelling estimate: 45 homes</p> <ul style="list-style-type: none"> -Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area; -Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; -Address existing surface water flood risk through SuDS or other appropriate solution, particularly on the western boundary of the site; -Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; -Archaeological survey to be completed prior to development

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
LG5	Land at Birds Hill	<p>Dwelling estimate: 86 homes</p> <ul style="list-style-type: none"> -Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations; -Appropriate mitigation measures for noise associated with railway and / or adjoining employment are to potentially include insulation and orientation of living spaces; -Ensure appropriate residential amenity for any properties adjoining employment area; -Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses -Sensitive design where site affects setting of the Letchworth Conservation Area and Grade II Listed buildings on Birds Hill; -Retention of any buildings of historic and/or architectural interest.
LG6	Land off Radburn Way	<p>Dwelling estimate: 35 homes</p> <ul style="list-style-type: none"> -Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; -Retention of an area of priority orchard habitat within any scheme with appropriate compensatory provision for any habitat lost as a result of development.
LG8	Pixmore Centre, Pixmore Avenue	<p>Dwelling estimate: 80 homes</p> <ul style="list-style-type: none"> -Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations; -Ensure appropriate residential amenity for any properties adjoining employment area; -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; -Sensitive design where site affects setting of the Letchworth Conservation Area and various Grade II Listed buildings in the vicinity of the site.
LG9	Former Lannock School	<p>Dwelling estimate: 45 homes</p> <ul style="list-style-type: none"> -Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; -Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles; -Site layout designed to take account of existing wastewater infrastructure; -Address existing surface water flood risk issues through SuDS or other appropriate solution.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
LG10	Former playing field, Croft Land	<p>Dwelling estimate: 37 homes</p> <ul style="list-style-type: none"> -Justification for the loss of outdoor sports facilities. Re-provision or contributions towards improvements to existing provision where appropriate; -Sensitive design and lower density development to minimise harm to the Croft Lane Conservation Area and setting of the Grade II Listed Buildings along Cashio Lane, Croft Lane and Norton Road; -Access arrangements to minimise impact upon heritage assets; -Provide archaeological survey prior to development.
LG12	Former power station, Works Road	<p>Employment allocation size: 1.5 hectares</p>
LG13	Glebe Road industrial estate	<p>Dwelling estimate: 10 homes</p> <ul style="list-style-type: none"> -Ensure appropriate residential amenity for any properties adjoining employment area; -Sensitive design and / or lower density housing where site affects the Letchworth Conservation Area; -Archaeological survey to be completed prior to development. -Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses -Address potential surface water flood risk through SuDS or other appropriate solution; -Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.
LG14	Site at Icknield Way	<p>Dwelling estimate: 8 homes</p> <ul style="list-style-type: none"> -Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area; -Address potential surface water flood risk through SuDS or other appropriate solution.
LG15	Garages, Icknield Way	<p>Dwelling estimate: 25 homes</p> <ul style="list-style-type: none"> -Address potential surface water flood risk through SuDS or other appropriate solution

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
LG16	Foundation House	<p>Dwelling estimate: 47 homes</p> <ul style="list-style-type: none"> -Ensure appropriate residential amenity for any properties adjoining employment area; -Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. -Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses; -Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area; -Archaeological survey to be completed prior to development; -Address potential surface water flood risk through SuDS or other appropriate solution; -Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.
LG17	Hamonte	<p>Dwelling estimate: 30 homes</p> <ul style="list-style-type: none"> -No site-specific requirements identified.
LG18	Former Depot, Icknield Way	<p>Dwelling estimate: 55 homes</p> <ul style="list-style-type: none"> -Address potential surface water flood risk through SuDS or other appropriate solution; -Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses.
LG19	The Wynd, Openshaw Way	<p>Retail mixed use</p> <ul style="list-style-type: none"> -Redevelopment to provide approximately 4,500m² of gross additional main town centre use floorspace; -No net loss of residential accommodation; -Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole; -A public pedestrian link should be provided through the site from Norton Way South and Howard Gardens; -Sensitive design to respect Letchworth Conservation Area and the listed building at 52-58 Leys Avenue; -Address existing surface water flood risk issues, including any run-off, through SuDS or other appropriate solution.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
LG21	Arena Parade	<ul style="list-style-type: none"> Retail / town centre mixed use -Redevelopment to provide approximately 5,000m2 of gross additional main town centre use floorspace; -No net loss of residential accommodation; -Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole; -Maintenance of building lines along Broadway and Eastcheap; -Improve east to west pedestrian links; -Vehicle access/egress and servicing should be from Broadway; -Sensitive design to respect Letchworth Conservation Area and the Town Hall and Broadway Chambers listed buildings; -Address existing surface water flood risk issues, including any run-off, through SuDS or other appropriate solution.
Hitchin		
HT1	Land at Highover Farm	<ul style="list-style-type: none"> Dwelling estimate: 700 homes -Strategic Housing Site
HT2	Land north of Pound Farm	<ul style="list-style-type: none"> Dwelling house estimate: 84 homes -Site layout designed to take account of existing wastewater infrastructure; -Address existing surface water flood risk issues through SuDS or other appropriate solution; -Maintain appropriate buffer zone from Ippolitts Brook at southeast of site; -Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); -Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets
HT3	Land south of Oughtonhead Lane	<ul style="list-style-type: none"> Dwelling estimate: 46 homes -Access from Westbury Way or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003); -Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; -Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.

CSET - Allocated site/Emerging Allocations within Adjacent Authorities

ID	Development	Description / site-specific requirements
HT5	Land at junction of Grays Lane and Lucas Lane	<p>Dwelling estimate: 16 homes</p> <ul style="list-style-type: none"> -Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; -Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; -Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB.
HT6	Land at junction of Grays Lane and Crow Furlong	<p>Dwelling estimate: 53 homes</p> <ul style="list-style-type: none"> -Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; -Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); -Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; -Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; -Archaeological survey to take place prior to development.
HT8	Industrial Area, Cooks Way	<p>Dwelling estimate: 50 homes</p> <ul style="list-style-type: none"> -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; -Site layout designed to take account of existing wastewater infrastructure; -Higher intensity development to take account of site location and surrounding completed schemes.
HT10	Former B&Q site	<p>Dwelling estimate: 60 homes</p> <ul style="list-style-type: none"> -Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; -Enhance routes to nearby open space and / or on-site provision of open space; -Higher intensity development to take account of site location and surrounding completed schemes; -High quality and innovative design accentuating the site's corner location and as a gateway to the Hitchin Station area.