

## Errata Sheet in relation to Matter 8: Housing Land Supply and Delivery

1. It has been noted by the Councils that there are a number of inaccuracies in two documents relating to Matter 8 – Housing Land Supply and Delivery. These include:
  - Paragraph 41 and footnote 40 of the Councils' Matter 8 Statement (M8/CCC & SCDC);
  - Appendices of the Councils' Matter 8 Statement (M8/CCC & SCDC). The appendices affected are as follows:
    - Appendix 18: Completions against adopted plan targets 1999-2014;
    - Appendix 19: Analysis of Historic Windfall Completions in South Cambridgeshire 2006 2014.
  - South Cambridgeshire District Council's Topic Paper – Housing Land Supply (RD/Top/050).
  
2. In order to clarify the Councils' position, the amended paragraph 41 and footnote 40 of the Councils' Matter 8 Statement, the excerpts of the Appendices to the Councils' Matter 8 Statement and the South Cambridgeshire District Council Topic Paper – Housing Land Supply have been included within this document, with the relevant corrections, using strikethrough for text to be deleted and underlining for new text. An explanation of the inaccuracies is also included at the top of each appendix/document.

### Paragraph 41 and footnote 40 of the Councils' Matter 8 Statement (M8/CCC & SCDC)

It has been noted that the Inspectors Report referenced in paragraph 41 and footnote 40 of the Councils' Matter 8 Statement (M8/CCC & SCDC) has some inaccuracies. The quote included in paragraph 41 is taken from the Core Strategy Inspector's Report, paragraph 4.3, rather than the Northstowe Area Action Plan Inspector's Report, paragraph 4.2, as currently stated. The Reference Document number quoted is however correct as RD/AD/190.

There is an additional paragraph in the Northstowe Area Action Plan Inspector's Report (RD/AD/440, paragraph 19.8) that refers to the actions developers can take in the face of adverse market conditions and lists these actions as being organising construction on 2-3 parts of the site simultaneously, using more than one builder, and using builders of a particular type, including those of significance on a national scale.

The paragraph and footnote are corrected below, using strikethrough for text to be deleted and underlining for new text.

### Paragraph 41

This is a lower annual delivery rate than the rates that were previously assumed for Northstowe. The Northstowe Area Action Plan 2007 included a trajectory with annual completions increasing up to 850 homes. Indeed, the Core Strategy Inspectors' Report said: *"we are optimistic that there can be a build up to high numbers of completions rather quickly ... on the basis of a slow start but fast build up to 600+ per annum. This is the sort of level that must be aimed for, and we would not set a lower target."*<sup>40</sup> This reflects that Northstowe will effectively have the characteristics of several large sites grouped together, and if construction takes place on different parts of the overall site, it is reasonable that it may be able to achieve on each part of the site that is under construction, the sort of rate that is typically achieved on a strategic site of say 1,000 homes or more. This was part of the Council's case considered and endorsed by the Core Strategy Inspectors. This was before the recession and the Council has taken a more conservative estimate in the latest trajectory in consultation with the promoters. There are no controls in the plan on the rate of delivery so if a higher level of delivery is possible then there are no policy barriers to that happening. Indeed, recent Government announcements in the Autumn Statement<sup>41</sup> (and repeated in the National Infrastructure Plan 2014<sup>42</sup>) on Northstowe give increased confidence about the delivery rates included in the trajectory and there is potential for delivery to be accelerated (see Matter 8A ii, paragraph 61). Northstowe also benefits from the Guided Busway already operating successfully, with patronage above anticipate levels for this stage, which will help make it an attractive place to live, and in turn has potential to help boost demand and support delivery.

### Footnote 40

~~Northstowe Area Action Plan~~ Core Strategy Inspector's Report, paragraph 4.2 **4.3** (RD/AD/190)

## Appendix 18: Completions against adopted plan targets 1999-2014 (Amended)

It has been noted that Appendix 18: Completions against adopted plan targets 1999-2014 of the Councils' Matter 8 Statement (M8/CCC & SCDC) has some inaccuracies. Whilst the table for Cambridge is correct, there are two errors in the figures in the text below the table relating to Cambridge. These figures relate to housing targets for Cambridge under the Cambridgeshire and Peterborough Structure Plan 2003 and the Cambridge Local Plan 2006. Both figures should read as 735, rather than 750. The figures are corrected below, using strikethrough for text to be deleted and underlining for new text. The figures and text for South Cambridgeshire have not been amended.

## Appendix 18: Completions against adopted plan targets 1999-2014

### Cambridge:

The below table shows completions against the targets set out in adopted plans for Cambridge and including the Cambridge Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
<b>Completions</b>	<b>325</b>		<b>159</b>	<b>287</b>	<b>505</b>	<b>601</b>	<b>731</b>	<b>629</b>	<b>521</b>	<b>588</b>	<b>287</b>	<b>390</b>	<b>352</b>	<b>481</b>	<b>1299</b>
Structure Plan 1995 targets for Cambridge	247	247	247	247	247	247	247								
Structure Plan 2003 targets for Cambridge	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>
Local Plan 2006 targets	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>	<u>735</u>
Local Plan 2014 targets													700	700	700

Source: Cambridge Annual Monitoring Report 2014, page 126 (RD/AD/360)

### Notes:

Years prior to plan adoption highlighted.

The 1995 Structure Plan, period 1991 to 2006, housing target for Cambridge 1991-2006 of 3,700 or 247 per year. See extract at Appendix 21.

The 2003 Structure Plan<sup>1</sup>, period 1999-2016, housing target for Cambridge 12,500 or ~~750~~ 735 per year. Adopted October 2003.

<sup>1</sup> RD/AD/010 policies P5/1 and P9/1

The 2006 Local Plan<sup>2</sup>, period 1999-2016, housing target 12,500, or ~~750~~ 735 per year. Adopted July 2006.

## South Cambridgeshire

The below table shows completions against the targets set out in adopted plans for South Cambridgeshire and including the South Cambridgeshire Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
<b>Completions</b>	<b>801</b>	<b>801</b>	<b>525</b>	<b>653</b>	<b>979</b>	<b>571</b>	<b>877</b>	<b>924</b>	<b>1274</b>	<b>610</b>	<b>611</b>	<b>656</b>	<b>678</b>	<b>559</b>	<b>636</b>
Structure Plan 1995 targets for South Cambs	753	753	753	753	753	753	753	753							
Local Plan 2004 targets	753	753	753	753	753	753	753	753							
Structure Plan 2003 targets for South Cambs	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176
Core Strategy 2007 targets	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176
Local Plan 2014 targets													950	950	950

Source: SCDC Annual Monitoring Reports RD/AD/240

### Notes:

Years prior to plan adoption highlighted.

The 1995 Structure Plan, plan period 1991-2006, target 11,300 or 753 per year, see extract at Appendix 21.

The 2004 Local Plan, plan period 1991 to 2006, target 11,300 or 753 per year, see extract at Appendix 21. Adopted February 2004.

The 2003 Structure Plan<sup>3</sup>, plan period 1999-2016, target 20,000 or 1176 per year. Adopted October 2003.

<sup>2</sup> RD/AD/300 policy 5/1

<sup>3</sup> RD/AD/010 policies P5/1 and P9/1

## Appendix 19: Analysis of Historic Windfall Completions in South Cambridgeshire 2006-2014 (Amended)

It has been noted that Appendix 19: Analysis of Historic Windfall Completions in South Cambridgeshire 2006 2014 of the Councils' Matter 8 Statement (M8/CCC & SCDC) has some inaccuracies. In the table, whilst the data for each year is correct, the totals are incorrect. The figures are corrected below, using strikethrough for text to be deleted and underlining for new text.

	<i>Total dwellings completed</i>	<i>Dwellings completed on allocated land</i>	<i>Windfall dwelling completions excluding gardens</i>	<i>Dwellings completed on gardens</i>
<b>2006-2007</b>	924	689	170	65
<b>2007-2008</b>	1,274	737	471	66
<b>2008-2009</b>	610	393	170	47
<b>2009-2010</b>	595	290	265	40
<b>2010-2011 *</b>	656	379	218	59
<b>2011-2012 *</b>	678	458	200	20
<b>2012-2013</b>	559	443	77	39
<b>2013-2014</b>	636	261	321	54
<b>TOTAL</b>	<del>11,139</del> <u>5,932</u>	<del>7,409</del> <u>3,650</u>	<del>3,092</del> <u>1,892</u>	<del>638</del> <u>390</u>

\* Data for these years has been revised to be consistent with data now published by Cambridgeshire County Council's Research and Monitoring Team. An on-going assessment is undertaken by the Research and Monitoring Team to remove any inaccuracies.

### Summary of windfall dwelling completions excluding gardens for 2006-2014

	<i>For all years 2006-2014</i>	<i>Excluding 2007-2008 ^</i>
<i>average per year</i>	237	203

^ In 2007-2008 the total number of dwellings completed was significantly higher than any other year, and a high number of windfall dwelling completions excluding gardens were completed. To generate a robust calculation of the average historic number of windfall completions, both an average of historic windfall completions including all years was calculated and also an average excluding 2007-2008 data and the lower figure has been included in the housing trajectory, rounded to 200 per annum.

## South Cambridgeshire District Council Topic Paper – Housing Land Supply (RD/Top/050) (Amended)

An error has been noted in Table 3 of the South Cambridgeshire District Council Topic Paper – Housing Land Supply (RD/Top/050). This shows an 'Adopted Plan Annual Target' of 843 homes pa for the years 2001/2002, 2002/2003, and 2003/2004. This is incorrect because the South Cambridgeshire Local Plan 1993 from which the 843 annual target is derived had a plan period of 1986 to 2001 to accord with the 1989 Structure Plan. Incorrect deleted numbers are struck though, the correct figures are shown in bold and are underlined. Consequential changes are also so shown.

Table 3: Capacity of planning permissions and housing completions compared with annualised target in adopted plans and the proposed submission Local Plan and compared to GDP and house price growth

	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Capacity of Sites with Planning Permission	-	4,563	4,450	4,057	3,878	3,977	4,153	3,824	3,182	2,813	3,333	2,768	3,334	4,413
Completions	801	801	525	653	979	571	877	924	1,274	610	611	656	671	587
GDP Growth %	2.9	4.4	2.2	2.3	3.9	3.2	3.2	2.8	3.4	-0.8	-5.2	1.7	1.1	0.2
SCDC Median House Prices £ 000's	115	128	150	171	182	195	210	230	247	194	232	233	227	n/a
Adopted Plan Annual Target	843	843	<del>843</del> <b><u>753</u></b>	<del>843</del> <b><u>753</u></b>	<del>843</del> <b><u>753</u></b>	753	753	753	1176	1176	1176	1176	1176	1176
Surplus / Deficit	-42	-42	<del>-318</del> <b><u>-228</u></b>	<del>-490</del> <b><u>-100</u></b>	<del>436</del> <b><u>226</u></b>	-182	124	171	98	-566	-565	-520	-505	-589
Adopted Plan	Local Plan 1993					Local Plan 2004			Core Strategy 2007					
Target in Rescinded East of England Plan (May 2008)	-	-	700	700	700	700	700	700	1,330	1,330	1,330	1,330	1,330	1,330
Proposed Submission Local Plan	-	-	-	-	-	-	-	-	-	-	-	-	950	950

	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
<b>Annual Target</b>														
<b>Surplus / Deficit</b>	-	-	-	-	-	-	-	-	-	-	-	-	-279	-363

Sources: SCDC Annual Monitoring Reports and Cambridgeshire County Council Monitoring Data

GDP data: <http://www.ons.gov.uk/ons/rel/elmr/explaining-economic-statistics/long-term-profile-of-gdp-in-the-uk/sty-long-term-profile-of-gdp.html>

CLG median house prices by district, table 582, based on the sale price of property taken from the Land Registry's sold price data.

- = data not available.