

## Matter 8: Housing Land Supply and Delivery – Supplement 4

### Housing Land Supply Topic Paper (RD/Top/050)

1. At the examination hearing on the 18<sup>th</sup> March 2015 concerning question 8B (iv), the accuracy of Table 3 of the South Cambridgeshire District Council Topic Paper on Housing Land Supply (RD/Top/050) was questioned in respect of the correct housing target for the district in the East of England Plan (RD/NP/130).
2. The Inspector requested that a corrected Table 3 be prepared and that the East of England housing target be added to the tables in the Council's M8 hearing statement at Appendix 18.
3. It is agreed that Table 3 is in error in recording a housing target figure of 700 for the years 2002/2003 to 2006/2007 when this was not a target but a record of average annual completions since 2001. Policy H1 at page 29 of the East of England Plan states that 3,520 homes had been completed in South Cambridgeshire between 2001 and March 2006 (700 per year), and that 19,980 homes remained to be completed to March 2021 (an annualised average of 1,330 per year). The 2001 to 2021 minimum housing target being 23,500 (an annualised average of 1,119 homes). The corrected table 3 is as follows: (new text in **bold and underlined**, deleted text ~~struck through~~). The relevant row is highlighted in a light blue fill.
4. Note that as the record of completions in policy H1 extended only to March 2006 it must follow that the 1,330 housing target would have commenced in 2006/2007.

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 |
|--|-----------------|-----------|---------------------|---------------------|-------------------|-----------|-----------|---------------------|--------------------|-----------|-----------|-----------|-----------|-----------|
| <b>Capacity of Sites with Planning Permission</b>          | -               | 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     |
| <b>Completions</b>   | 801             | 801       | 525                 | 653                 | 979               | 571       | 877       | 924                 | 1,274              | 610       | 611       | 656       | 671       | 587       |
| <b>GDP Growth %</b>  | 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       |
| <b>SCDC Median House Prices £ 000's</b>                    | 115             | 128       | 150                 | 171                 | 182               | 195       | 210       | 230                 | 247                | 194       | 232       | 233       | 227       | n/a       |
| <b>Adopted Plan Annual Target</b>                          | 843             | 843       | 843<br><u>753</u>   | 843<br><u>753</u>   | 843<br><u>753</u> | 753       | 753       | 753                 | 1176               | 1176      | 1176      | 1176      | 1176      | 1176      |
| <b>Surplus / Deficit</b>                                   | -42             | -42       | -348<br><u>-228</u> | -190<br><u>-100</u> | 136<br><u>226</u> | -182      | 124       | 171                 | 98                 | -566      | -565      | -520      | -505      | -589      |
| <b>Adopted Plan</b>  | Local Plan 1993 |           |                     |                     | Local Plan 2004   |           |           |                     | Core Strategy 2007 |           |           |           |           |           |
| <b>Target in rescinded East of England Plan (May 2008)</b> | -               | -         | 700                 | 700                 | 700               | 700       | 700       | 700<br><u>1,330</u> | 1,330              | 1,330     | 1,330     | 1,330     | 1,330     | 1,330     |
| <b>Proposed Submission Local Plan Annual Target</b>        | -               | -         | -                   | -                   | -                 | -         | -         | -                   | -                  | -         | -         | -         | 950       | 950       |
| <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.

Note: The rows marked \* were updated before the examination hearings for M8 in an update to RD/Top/050 which stated: An error has been noted in Table 3. 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.

**Joint Matter 8 Statement – Housing Land Supply and Delivery  
Updated Appendix 18 Tables**

**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 | 735        | 735   | 735        | 735        | 735        | 735        | 735        | 735          | 735          | 735          | 735          | 735          | 735          | 735          | 735         |
| Local Plan 2006 targets                   | 735        | 735   | 735        | 735        | 735        | 735        | 735        | 735          | 735          | 735          | 735          | 735          | 735          | 735          | 735         |
| <b>East of England Plan (May 2008)</b>    |            |       |            |            |            |            |            | <b>1,110</b> | <b>1,110</b> | <b>1,110</b> | <b>1,110</b> | <b>1,110</b> | <b>1,110</b> | <b>1,110</b> |             |
| 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 735 per year. Adopted October 2003.

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

**The East of England Plan<sup>3</sup> was revoked 3<sup>rd</sup> January 2013 following a Government commitment to abolish Regional Strategies taken in July 2010. Formal revocation was delayed by a series of legal challenges requiring Strategic Environmental Assessments for each regional area.**

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

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

<sup>3</sup> **RD/NP/130**

## 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 <sup>4</sup> targets     | 1176       | 1176       | 1176       | 1176       | 1176       | 1176       | 1176       | 1176         | 1176         | 1176         | 1176         | 1176         | 1176         | 1176         | 1176       |
| <b>East of England Plan (May 2008)</b>      |            |            |            |            |            |            |            | <b>1,330</b> | <b>1,330</b> | <b>1,330</b> | <b>1,330</b> | <b>1,330</b> | <b>1,330</b> | <b>1,330</b> |            |
| 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>5</sup>, plan period 1999-2016, target 20,000 or 1176 per year. Adopted October 2003.

<sup>4</sup> **The Core Strategy was given effect in the following DPDs: the Northstowe AAP July 2007, the Development Control Policies DPD July 2007, the Cambridge Southern Fringe AAP February 2008, the Cambridge East AAP February 2008, the North West Cambridge AAP October 2009 and the Site Specific Policies DPD January 2010.**

<sup>5</sup> RD/AD/010 policies P5/1 and P9/1

**The East of England Plan<sup>6</sup> was revoked 3<sup>rd</sup> January 2013 following a Government commitment to abolish Regional Strategies taken in July 2010. Formal revocation was delayed by a series of legal challenges requiring Strategic Environmental Assessments for each regional area.**

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<sup>6</sup> **RD/NP/130**