

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 8a

Update on Housing Targets

To: **Cambridgeshire Horizons Board**

Date: **23rd March 2010**

From: **Sue Beecroft, Housing Co-ordinator**

Purpose: **To inform the Board of confirmed housing delivery figures on larger sites to end of December 2009, and outline process on updating the Comprehensive Area Assessment (CAA) action plan**

Recommendation: **The Board is invited to note progress and comment on the matters raised in the report.**

Contact: Name: Sue Beecroft
Job Title: Sub-Regional Housing Co-ordinator
E-mail address: sue.beecroft@cambridgeshirehorizons.co.uk
Telephone No. 01223 714044

1. **UPDATING THE CAMBRIDGESHIRE TOGETHER AREA SELF-ASSESSMENT FOR 2010**

- 1.1** Late in 2009 the Cambridgeshire Public Sector Partners were assessed using the new "OnePlace" system, also known as Comprehensive Area Assessment or CAA. The County Council, which co-ordinates local input to this process, is currently asking for updates on progress - whether continuing with good practice, or tackling areas which inspectors highlighted as needing further attention. The review will be submitted to the Audit Commission by 5th April.
- 1.2** Inspectors' comments have been circulated to GPB and Sub-Regional Housing Board¹ members in table format. Collating responses is in progress. The update will be drafted by officers in the County Council. The Chairman of LAARG, Stephen Moir, will be e-mailing LAARG members to ask for nominations for an editing group, who will oversee the process.

Request sent to GPB and CRHB	18 Feb 2010
Comments due back	Friday 26 February
Circulate to Horizons Board	Week commencing 8 March
Submit to County team	Tuesday 16 March
Submit to Audit Commission	Monday 5 April

2. **HOUSING COMPLETIONS**

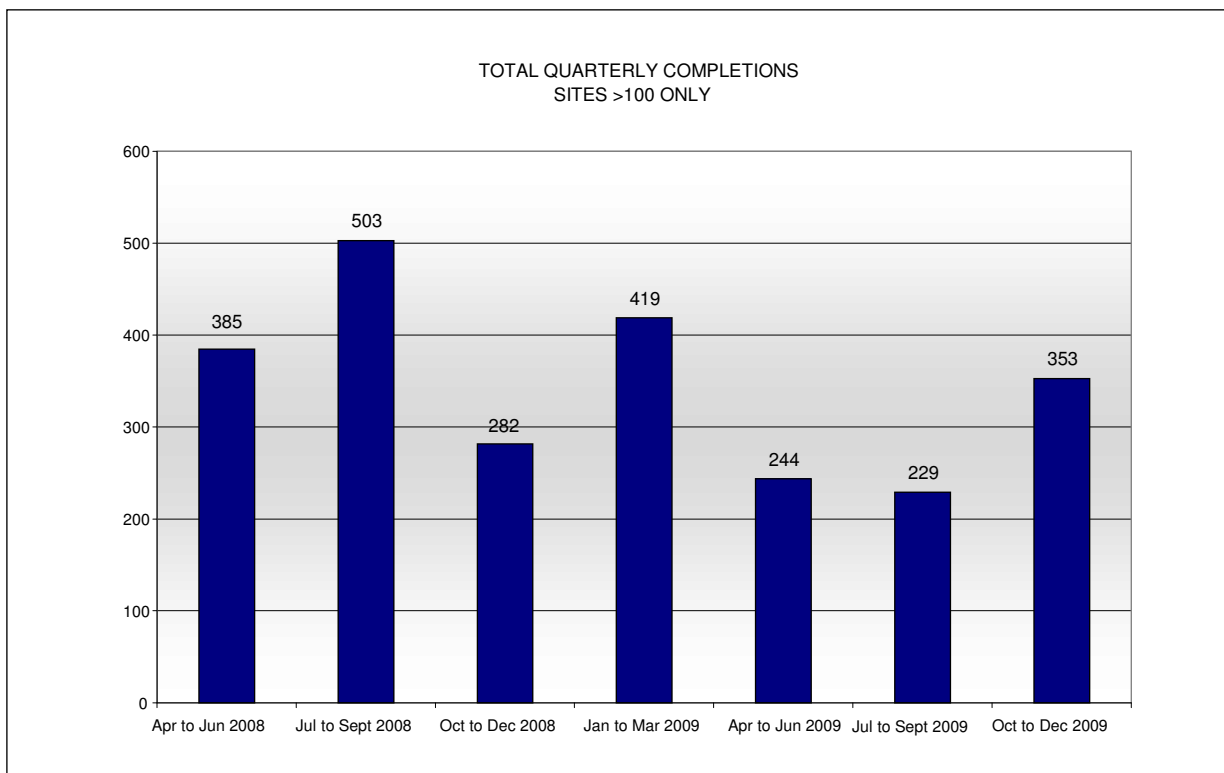
2.1 **Background**

- 2.1.1** The County Council undertakes a comprehensive survey each year to identify the number of housing completions as at the end of March, and a quarterly update on sites of more than 100 homes.
- 2.1.2** This paper updates the Board on the position at the end of December 2009 for homes built on larger sites.
- 2.1.3** A reminder of annual completions is set out in Annex 1, showing total annual housing completions on all sites since July 2001.

2.2 **Update on Quarter 3 completions on larger sites**

- 2.2.1** The County's latest quarterly survey shows that some **353** homes were completed between October and December 2009. The graph below provides comparative quarterly completions.

¹ GPB and CRHB as these are the two officer groups supporting the Managing Growth theme of Cambridgeshire Together



2.2.2 This shows evidence of some recovery since the low point of Q2 2009. So far this brings the total number of homes completed on larger sites to **826** in 2009/10².

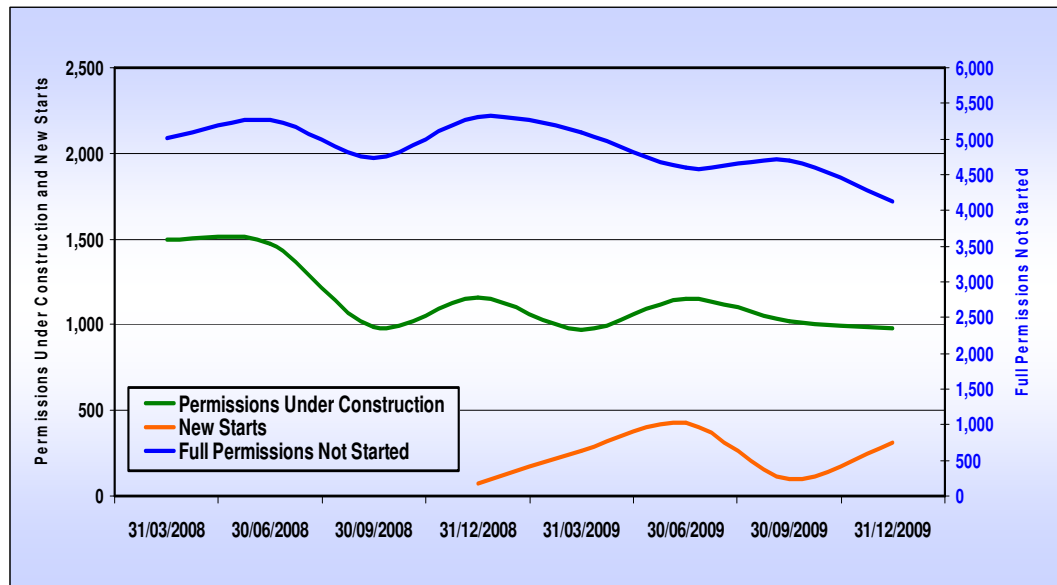
2.3 Starts on site

2.3.1 Some **312** homes were started on larger sites across the county, between October and December 2009 – again a welcome improvement on the previous quarter³.

	31/12/2008	31/03/2009	30/06/2009	30/09/2009	31/12/2009
Full Permissions Not Started	5,305	5,084	4,590	4,691	4,120
Permissions Under Construction	1,162	969	1,150	1,021	980
New Starts	71	262	425	100	312

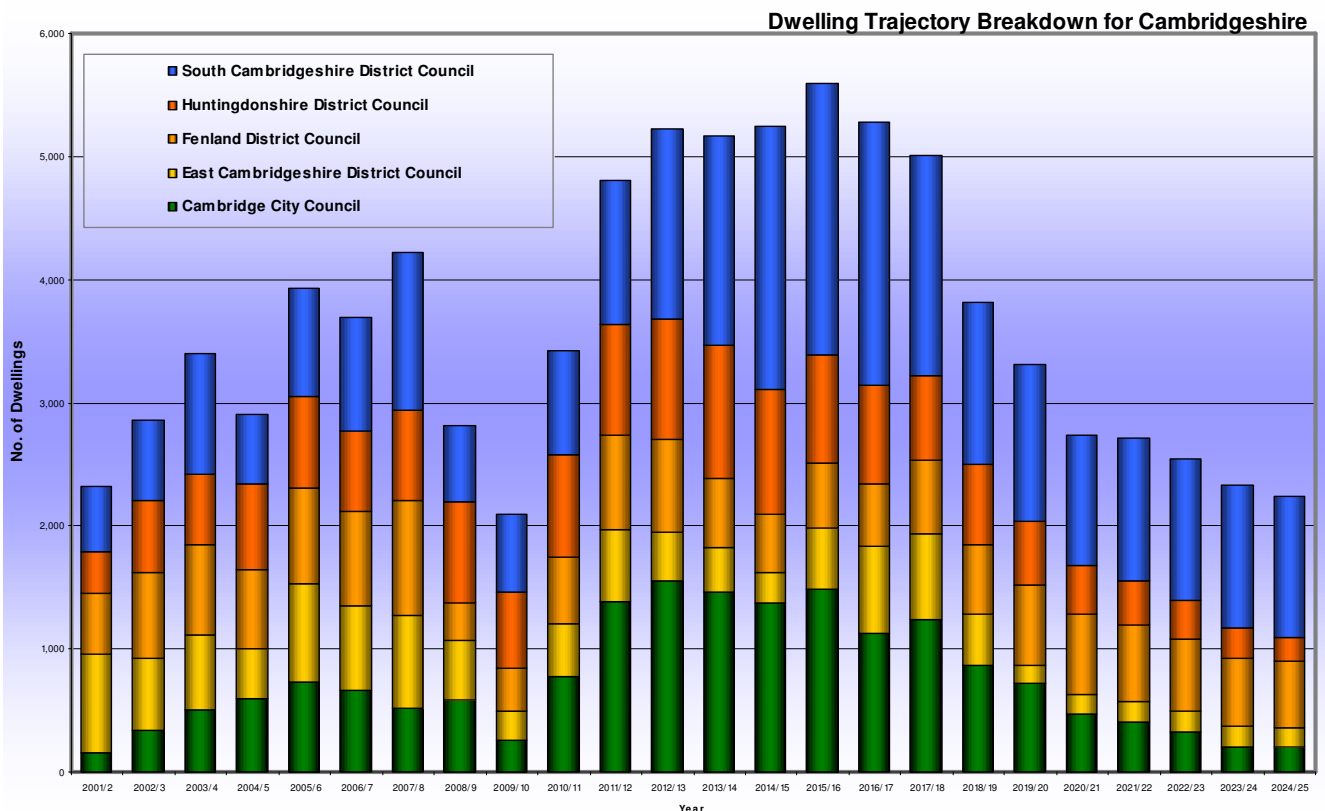
² The County's Research and Monitoring Group has provided a note which provides an assessment of progress and activity on site. This is included as Annex 2 to this report.

³ These figures exclude starts on sites of less than 100 homes



2.4 Updating our housing trajectory

2.4.1 District housing trajectories were updated and submitted to GO-East in December 2009. The trajectories illustrate when new housing development is expected to be completed over the next 10 years. They are prepared in consultation with developers, based on predictions of delivery. A summary trajectory for Cambridgeshire is included below, showing each district's part of overall anticipated delivery to 2024/25.



3. Progress against targets

3.1 The Regional Spatial Strategy

3.1.1 In May 2008 the East of England Plan was adopted, which provides targets for districts from 2001 to 2021, as shown below.

Minimum Dwelling Provision, 2001 to 2021 showing net increase with (annual average rates in brackets)			
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Cambridge City	19,000	2,300 (460)	16,700 (1,110)
East Cambridgeshire	8,600	3,240 (650)	5,360 (360)
Fenland	11,000	3,340 (670)	7,660 (510)
Huntingdonshire	11,200	2,890 (580)	8,310 (550)
South Cambridgeshire	23,500	3,520 (700)	19,980 (1,330)
Total	73,300	15,290 (3,060)	58,010 (3,860)

3.1.2 More recently the County has responded to EERA's consultation on revised RSS targets, reaching to 2031. An excerpt is included in Annex 3 and includes the following table:

	Proposed annual rate 2011 to 2031 for inclusion in the Submitted Plan (20 year supply in brackets)	Further flexibility depending on Green Belt or Market Town Reviews
Cambridge City	700 (14,000)	Outcome of future study?
East Cambridgeshire	550 (11,000)	
Fenland ⁴	550 (11,000)	Up to 150 p.a. subject to future study?
Huntingdonshire	550 (11,000)	
South Cambridgeshire	1,050 (21,000)	Outcome of future study?
CAMBRIDGESHIRE	3,400 (68,000)	+ 200 p.a. maximum (+ 4,000 in total)

3.2 Cambridgeshire Together “key” indicators

3.2.1 Members of the Board are aware that we have been working to re-negotiate our targets for delivering all homes and for affordable homes with Go-East as part of the local area agreement process.

3.2.2 In February 2010 Go-East confirmed that our proposed revisions to our targets for 2010/11 were acceptable, and supported by the

⁴ Any further increase on a range of 550 - 700 new homes per annum for Fenland would be dependent on a study of the potential for regeneration of the market towns, infrastructure improvements (including road and rail), and the possible scale of job growth to reduce dependence on out-commuting.

evidence provided to them which many Board members and partners contributed to. Our newly agreed targets for NI154 (all homes) and NI155 (affordable homes) are:

	2008/9 (actual delivery)	2009/10 (predictions set out in district AMRs)	2010/11 (based on AMRs and moderated)
NI154	2,813	2,024	3,011
NI155	924	9,60	1,146

3.2.3 A review of the three years of target setting is set out in Annex 4, to show how targets have been moderated from 2008/9 to 2010/11.

3.3 “Non-key” LAA indicators

Alongside our key indicators for growth, other indicators are gathered through the LAA process. These are non-key indicators and do not have a target set in negotiation with Go-East. A note is included in Annex 5 about NI159. The non-key indicators for growth are:

- NI156 Number of households living in temporary accommodation
- NI 158 % non-decent council homes
- NI 160 Local authority tenants’ satisfaction with landlord services
- NI 170 Previously developed land that has been vacant or derelict for more than 5 years
- NI 181 Time taken to process Housing Benefit/Council Tax Benefit new claims and change events

The indicators will be monitored by the Housing Board and by issues referred to the HB.

4. References and further information

CAA

To find out more about Cambridgeshire’s CAA, please click here:

<http://www.cambstogether.org.uk/Default.aspx?nID=84> Contact for enquiries on the CAA update: Joanna Little or Geoff Hinkins in the Corporate Policy Team at Cambridgeshire County Council, on (01223) 699992. E-mail Joanna.little@cambridgeshire.gov.uk

Completions in detail

Completions and commitments across Cambridgeshire (spreadsheets)

<http://www.cambridgeshire.gov.uk/NR/rdonlyres/21FBD239-B7CD-466F-8682-02A9CDC68B9E/0/HoriDec09CambridgeshireCompletionsandCommitments.xls>

MAP 1 Cambridgeshire Housing Supply on Sites greater than 100 Dwellings, 31 December 2009 (1.14MB) <http://www.cambridgeshire.gov.uk/NR/rdonlyres/18F7372E-F325-462D-BBAD-C83ED6ECF090/0/Map1Dec09.pdf>

MAP 2 Cambridge and Northstowe Housing Supply on Sites greater than 100 Dwellings, at 31 December 2009 (1.15MB)
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/67CF9AC8-CD60-4531-AD8F-3B3AC0292700/0/Map2Dec09.pdf>

Dec 2009 Cambridgeshire Housing Development Commentary (0.47 MB)
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/5D3E65DD-4DEA-41B8-A237-477D700235F4/0/QuarterlyHousingDevelopmentInCambridgeshire311209.pdf>

The County Council's full review of housing development 2001 to 2009 is available at
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/892D5EAA-5258-42C5-A116-EC2EE7285BBA/0/ReportHousingDevelopmentInCambridgeshire2009.pdf>

RSS consultation response

Further detail on the RSS consultation is available at

<http://www.cambridgeshire.gov.uk/environment/planning/regional/cambsprocess/Our+Representations+on+the+Regional+Plan.htm>

Annex 1. Annual completions on larger and smaller sites

The year-end survey of delivery on **all sites** for 2008/9 showed some 2,810 homes were completed in the year, bringing the overall total since July 2001 to 26,086 (an average of 2,898 homes completed per year over the 9 year period).

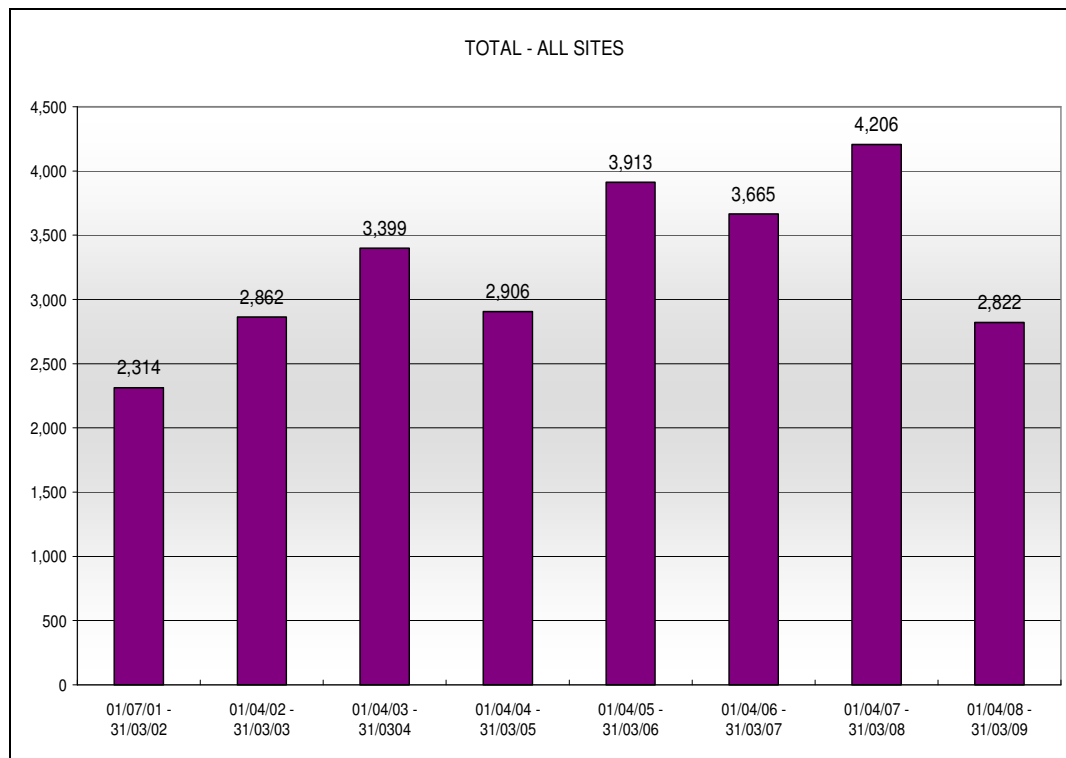


Table 1: Completions (cumulative) from 1 July 1999 to...

	March 02	March 03	March 04	March 05	March 06	March 07	March 08	March 09
Larger sites	976	2,250	4,087	5,522	7,283	9,309	10,929	12,518
Smaller sites	1,338	2,926	4,488	5,959	8,111	9,750	12,347	13,568
All sites	2,314	5,176	8,575	11,481	15,394	19,059	23,276	26,086

Annex 2. County Council's assessment of progress

STRATEGIC PLANNING
RESEARCH AND MONITORING



Housing Development In Cambridgeshire Quarterly Update 01 October 2009 to 31 December 2009

Introduction and Key Findings

Housing development on the large (greater than 100 dwellings) and strategic sites in Cambridgeshire is monitored on a quarterly basis in order to provide frequent progress updates. The quarterly data can also be used to provide some assessment of the state of housing development in the county; some of the key findings from this quarter are highlighted below:

- Over 350 dwellings were completed this quarter, a marked increase on the number of completions in the two previous quarters, and closer to the pre-recession average of approximately 450 dwelling per quarter
- Construction work started on 312 dwellings in this quarter which again marks an increase on previous quarters. Significant locations include Clarendon Road Cambridge, Prickwillow Road Ely, Loves Farm St Neots, Windmill Estate Fulbourn, and Cambourne.
- Major new outline planning permission granted on allocated land at the Monsanto Site in Trumpington for 800 dwellings.

Dwelling Completions and Visual Assessment of Progress

In the past year the economy entered a period of recession which has had a visible affect on the housing market. It is evident from quarterly site visits that compared to previous years, fewer numbers of dwellings have been completed on the large housing development sites in the first three quarters of the 2009 – 2010 monitoring year.

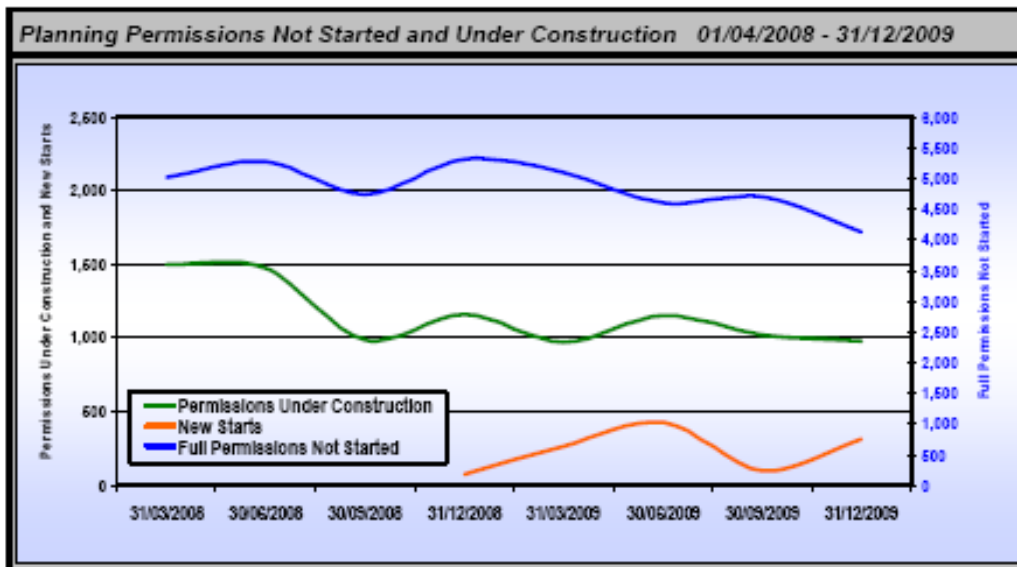
However, this quarter has seen an increase in the number of dwelling completions compared to the previous two with over 350 dwellings completed. The majority of these were located at the key locations shown in the table below.

<i>Locations with Significant Number of Dwelling Completions 01/10/2009 – 31/12/2009</i>			
DISTRICT	LOCATION	COMPLETIONS 01/10/2009-30/12/2009	VISUAL ASSESSMENT 31/12/2009
Cambridge City	George Nuttall Close	23	Slow Progress
East Cambridgeshire	Littleport	15	Slow Progress
Huntingdonshire	Godmanchester	47	Notable Progress
	Loves Farm, St Neots	47	Notable Progress
	Yaxley	30	Progress on Remaining Plots
South Cambridgeshire	Cambourne	51	Notable Progress
	Orchard Park	59	Notable Progress

Dwelling Commitments and Number of New Starts

The number of outstanding planning permissions can give an idea of potential future supply of housing. The graph below shows the number of un-started planning permissions on large sites in Cambridgeshire has declined from a fairly consistent average of 5,000 dwellings to just over 4,000 over the past year. This is mainly due to the fact that a couple of fairly large planning permissions have passed their lapse date with no commencement of development. The number of dwellings currently under construction has also fallen from a fairly consistent value of 1,600 over the past few years to below 1,000.

It is clear that many of the larger sites continue to be developed albeit at a slower rate than before the recession. The number of new dwelling starts (over 350 in the last quarter) also demonstrates some commitment from developers to continue to supply dwellings to the market.



Published Maps

[Map 1 Cambridgeshire Housing Supply on Sites Greater than 100 Dwellings](#)

Map 1 shows the location and status of all major development sites in Cambridgeshire that have either been completed since 2001, or have been committed for development through the planning process. The tables give a summary of the number of dwelling completions, the number of dwellings currently under construction, and the number of planning commitments on the major sites at each location, and summed by district.

[Map 2 Cambridge and Northstowe Housing Supply on Sites Greater than 100 Dwellings](#)

Map 2 shows in more detail the major sites in and around the city of Cambridge, including Northstowe. The table shows the capacity of the strategic development sites around the Cambridge Fringe, and Northstowe.

Annex 3. Excerpt from RESPONSE TO “EAST OF ENGLAND PLAN > 2031 - SCENARIOS FOR HOUSING AND ECONOMIC GROWTH”

From Cambridge City Council, Cambridgeshire County Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council and South Cambridgeshire District Council, 9 December 2009

Question 3: What is your preferred growth scenario and why?

Given the above, the preferred growth scenario is based on the delivery of the current strategy of 75,000 new homes identified by the Cambridgeshire Development Study as the existing supply at 2006 (equivalent to 3,000 a year in the 25 years up to 2031) which will cater for the majority of any demands for growth likely to materialise before 2031 and help realise the vision outlined at Section 1.

[N.B. 3,000 homes per annum = 60,000 homes in the 20 year period 2011-2031]

This will see the delivery of development in and on the edge of Cambridge at North West Cambridge, Cambridge Southern Fringe and Cambridge East and at the new town of Northstowe, with additional growth planned for the County's market towns.

The Cambridgeshire authorities recognise that additional flexibility beyond the current strategy may be required, if it becomes apparent that higher growth rates are needed to realise the County's economic potential and further growth is sustainable and can be supported by necessary infrastructure.

The key objective of the strategy will be to locate homes in and close to Cambridge and to other main centres of employment while avoiding dispersed development which increases unsustainable travel and makes access to services and community facilities difficult. Other sustainable locations for growth will focus mainly on the market towns.

In these circumstances, it is considered that there may be potential to deliver up to an additional 15,000 new homes from the Development Study's 2006 base (resulting in 90,000 new homes overall or 3,600 new homes a year in the 25 years up to 2031), as set out in the authorities' previous advice of June 2009, as follows:

- Market towns – Beyond 75,000 homes, the next option would be to enhance the role of market towns in selected locations where job growth, regeneration and appropriate infrastructure improvements can support further housing development, helping to make these towns more self-contained.
- Transport links – Alongside this, there may be some limited potential for sustainable expansion at other towns with excellent transport links.
- Cambridge Green Belt – Further development in the Green Belt is not a priority because the review of the Green Belt arising from the 2003 Structure Plan is only now being incorporated in Local Development Documents. The review has been thorough and comprehensive, looking at all quadrants of the City fringe, releasing those areas which can be developed with least harm to the purposes of the Green Belt and additionally at North-West Cambridge, where justified by the exceptional needs of Cambridge University. Other proposed Green Belt releases have been rejected by recent studies and by public examination Inspectors' reports. The subsequent delivery of new developments providing in the order of 20,000 new homes on the Cambridge Fringes should be the focus of delivery for the foreseeable future. Therefore Review of the

Green Belt should be held in reserve until such time as the need for the Review is confirmed and currently planned developments are well advanced.

- Rural areas - Significant development in villages is not generally sustainable and does not form a part of the strategy. Only small scale development to meet local housing needs will normally be permitted.

[N.B. 3,600 homes per annum = 72,000 homes in the 20 year period 2011-2031]

Since submission of Cambridgeshire’s previous advice in June, the authorities have undertaken further work to identify the level of provision likely to be both sustainable and deliverable during the Plan period.

	Proposed annual rate 2011 to 2031 for inclusion in the Submitted Plan (20 year supply in brackets)	Further flexibility depending on Green Belt or Market Town Reviews
Cambridge City	700	Outcome of future study?
East Cambridgeshire	550	
Fenland ⁵	550	Up to 150 p.a. subject to future study?
Huntingdonshire	550	
South Cambridgeshire	1,050	Outcome of future study?
CAMBRIDGESHIRE	3,400	+ 200 p.a. maximum (+ 4,000 in total)

It should be stressed that the table contains the authorities’ best projections at the current time, and, in particular, will be dependent on more work being undertaken on housing land availability and, essentially, the provision of infrastructure necessary to support this growth. For example:

- The need for a transport review for Cambridge has been highlighted in the response to question 2.
- There is a need for a study to examine the potential of market towns in Fenland to accommodate further growth, the relationship with likely job growth to reduce out-commuting and infrastructure requirements necessary to support this growth.
- In relation to Huntingdonshire, the A428 will need significant improvement in order to facilitate further growth at St Neots.

The Cambridgeshire authorities would welcome working further with the Regional Assembly to establish more definitive figures than has been possible in the timescale of the current consultation.

Source: <http://www.cambridgeshire.gov.uk/NR/ronlyres/B9337724-986B-4CD4-A8F9-1FAEB0E370E7/0/Cambridgeshireauthoritiesfinalresponsereduced091209.pdf>

⁵ Any further increase on a range of 550 - 700 new homes per annum for Fenland would be dependent on a study of the potential for regeneration of the market towns, infrastructure improvements (including road and rail), and the possible scale of job growth to reduce dependence on out-commuting.

Annex 4. Changes to the targets over the 3 years of the LAA

Setting the original LAA

Original LAA targets set Dec 2007 to Feb 2008 (circa)
 Date agreed Feb 2008 (circa)

What the targets were (based on AMRs completed in Dec 2007)

	2008/9	2009/10	2010/11
NI154	3860	4450	5320
NI155	888	1112	1436

First review

LAA renegotiation Dec 2008 to Feb 2009
 Date agreed Feb 2009

What the revised targets were (based on AMRs completed in Dec 2008 and moderated)

	2008/9	2009/10	2010/11
NI154	2344	2871	3839
NI155	820	1105	1344

Second review

LAA renegotiation Dec 2009 to Feb 2010
 Date agreed Feb 2010

What they revised targets were (based on AMRs completed in Dec 2009 and moderated)

	2008/9	2009/10	2010/11
NI154	2813	2024	3011
NI155	924	960	1146

Annex 5. Updating Strategic Housing Land Availability Assessments (SHLAAs) and input to NI159

In re-negotiating our LAA targets, the one issue Go-East highlighted was:

“Having been through this evidence it is clear that some work may be needed on a number of the 5 year land supply assessments to review delivery potential. We would like to work with you and partners in this regard, to make sure that these assessments are as robust as they can be, and that where possible we can identify where there may be barriers to delivery and look at options for unlocking these where appropriate to help ensure that delivery rates can be maintained into the future.”

This relates to a non-key indicator, NI159, which compares whether there is enough land available over the coming 5 years to enable delivery of the homes planned. This is now a requirement to provide within the annual monitoring returns (AMRs).