

Cambridgeshire Local Investment Plan



Draft for consultation
October 2010

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 Huntingdonshire DISTRICT COUNCIL	http://www.huntingdonshire.gov.uk	
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 Cambridgeshire Horizons driving forward sustainable communities	http://www.cambridgeshirehorizons.co.uk	
 Homes & Communities Agency	http://www.homesandcommunities.co.uk/	

Notes:

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Nothing contained in or carried out pursuant to this Agreement and no consents given by the Agency or the Council will prejudice the Agency's or the Council's (as appropriate) rights, powers or duties and/or obligations in the exercise of its functions or under any statutes, byelaws, instruments, orders or regulations.

This Agreement is without prejudice to the Council's and/or the Agency's functions as a local planning authority and both parties may continue to exercise such functions as if they were not a party to this Agreement.

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This Agreement is also subject to the terms of the Framework Document between the Agency and its sponsor department, as the same may be amended or replaced from time to time.

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1 Executive summary

The Cambridgeshire-wide Local Investment Plan (CLIP) addresses the need for investment in Cambridgeshire; to deliver new homes, communities and infrastructure through high quality sustainable growth, regeneration and development schemes which represent excellent value for money.

Councils in Cambridgeshire remain committed, ambitious and resilient to the challenging agendas of housing expansion and economic development. Growth and regeneration projects in the county can succeed, despite the economic downturn and reduction in available public funding over coming years.

Local investment planning is a business process introduced by the HCA to identify and address priorities at a local level. The aim of Local Investment Plans nationally is to produce an agreement between the HCA and each local authority encompassing a range of housing, infrastructure, regeneration and community activities.

This CLIP sets out the priorities identified by Cambridge City Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council, South Cambridgeshire District Council and Cambridgeshire County Council. It focuses on what is needed to deliver homes and communities, including affordable housing, primarily over the next three years.

The CLIP is approved through Cambridgeshire Horizons Board and the sub-regional housing board (CRHB), following consultation with each of the six partner councils. Projects and programmes identified will be implemented by one or more partners working individually or together. Progress on the CLIP will be reported back to the two governance bodies.

The CLIP is structured as a concise framework document, with signposts to detailed work that has already been completed. It builds on a number of existing strategies and plans, as set out in the diagram below.

Our priorities

Our vision is for Cambridgeshire to be a county of strong, growing, prosperous and inclusive communities supported by excellent services where people can fulfil their potential; live longer, healthier lifestyles; and influence decision-making¹. The economic success of the county has put pressure on infrastructure capacity and housing affordability; so to deliver this vision the county is planning significant housing growth and infrastructure investment.

About Cambridgeshire Horizons

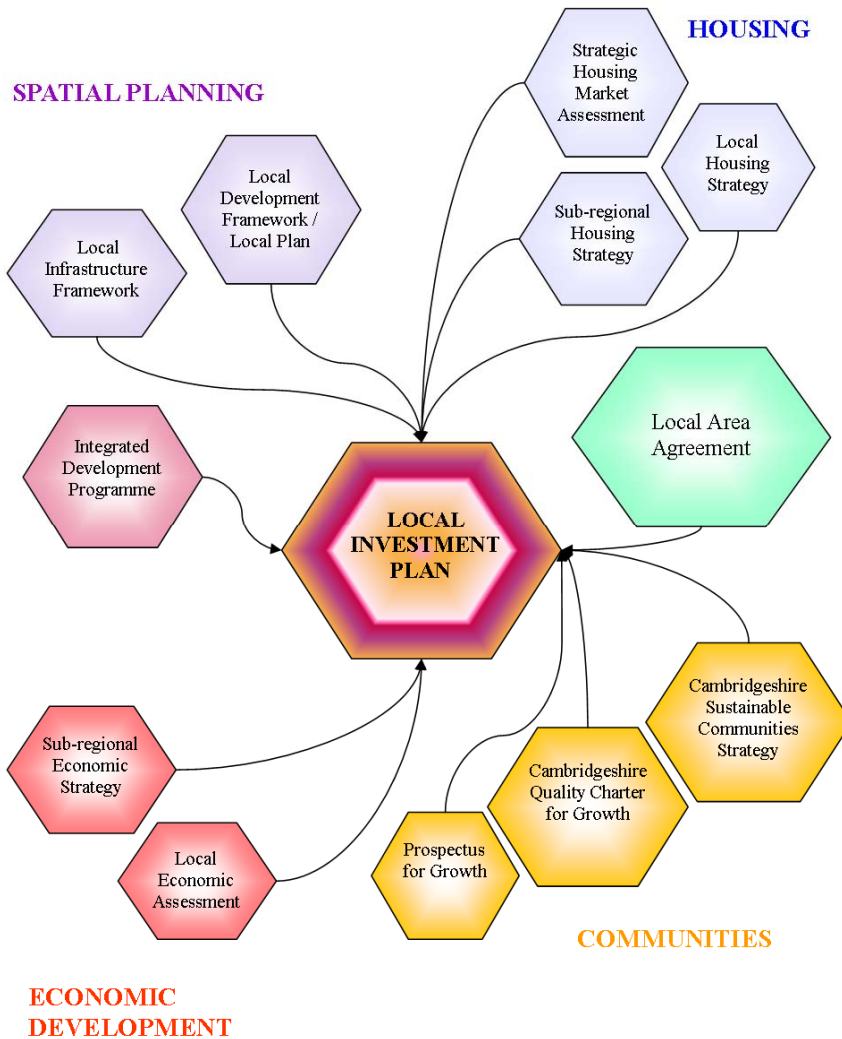
Cambridgeshire Horizons is the local delivery vehicle for the growth agenda in Cambridgeshire; its Board includes representatives from six local authorities, as well as stakeholders from housing associations and representatives from business, education, and health. The purpose of the partnership is to help deliver the vision shared by local and central government to create sustainable and vibrant new communities in Cambridgeshire.

About CRHB

The Cambridge sub regional housing board (CRHB) deals with housing issues in partnership across a long-established sub-region, comprising the five Cambridgeshire districts and two neighbouring Suffolk districts - namely St Edmundsbury and Forest Heath. Our two Suffolk partners have developed separate Local Investment Plans, following HCA guidance. For more information on the Housing Board, please visit www.cambridgeshirehorizons.co.uk/housing

¹ From Cambridgeshire's Sustainable Community Strategy 2008-11

Diagram 1: The CLIP in context



In the context of reducing public finances, the local authorities of Cambridgeshire are working together to form a Local Enterprise Partnership (LEP). This includes working with adjacent local authorities in our functional economic area, including Peterborough, King’s Lynn & West Norfolk, Rutland, Forest Heath, St Edmundsbury, Uttlesford, and North Hertfordshire. The LEP plans to lead the growth of this significant economic area, supporting businesses and creating new jobs. As part of the LEP implementation work the partnership will put together a bid for Regional Growth Fund, setting out the value to be gained by investing in this successful and innovative area, subject to government approval. For more information and updates, please visit www.yourlocalenterprisepartnership.co.uk.

Cambridgeshire faces a positive but challenging growth agenda, and the CLIP forms part of our response to pressures facing all six local authorities. The plan focuses predominantly on what is needed to deliver affordable homes and sustainable communities over the next three years. Strategic priorities for the longer term are included, where known.

How the CLIP was developed

The CLIP has been prepared by Cambridgeshire Horizons, the Cambridgeshire local authorities in partnership with the Cambridge Sub Regional Housing Board (CRHB) and the HCA. Overall governance is provided by CRHB and the Cambridgeshire Horizons Board, and naturally the individual councils involved.

Development of the Plan has been shaped by the aims of the six local authorities of Cambridgeshire and the HCA. More detailed steps taken by officers and partners to develop the CLIP are outlined in Section 9.

Next Steps

Once agreed, the CLIP will remain live and evolving in future. It will be reviewed approximately every six months to take account of changing circumstances, including

- the changing role of the HCA
- the possible development of a Greater Cambridgeshire - Greater Peterborough LEP
- bids for funding from the Regional Growth Fund.

The review process will reflect the way the plan was produced, fully involving stakeholders including the six local authorities through the Growth Partnership Board and Sub-regional Housing Board.

The role of the HCA is also expected to evolve in coming years, to become a smaller strategic enabling and investment agency with a localist approach. It will work with local authorities to achieve their ambitions, by providing support over and above what they can provide for themselves, where it represents good value for public money, and where it isn't possibly for the private sector to deliver on their own. The HCA will continue to focus on housing growth and affordability, making best use of existing stock, and place-making & regeneration.

During this period of change, the HCA will continue to deliver against core programmes, maximising affordable housing supply and creating thriving communities.

About Northstowe

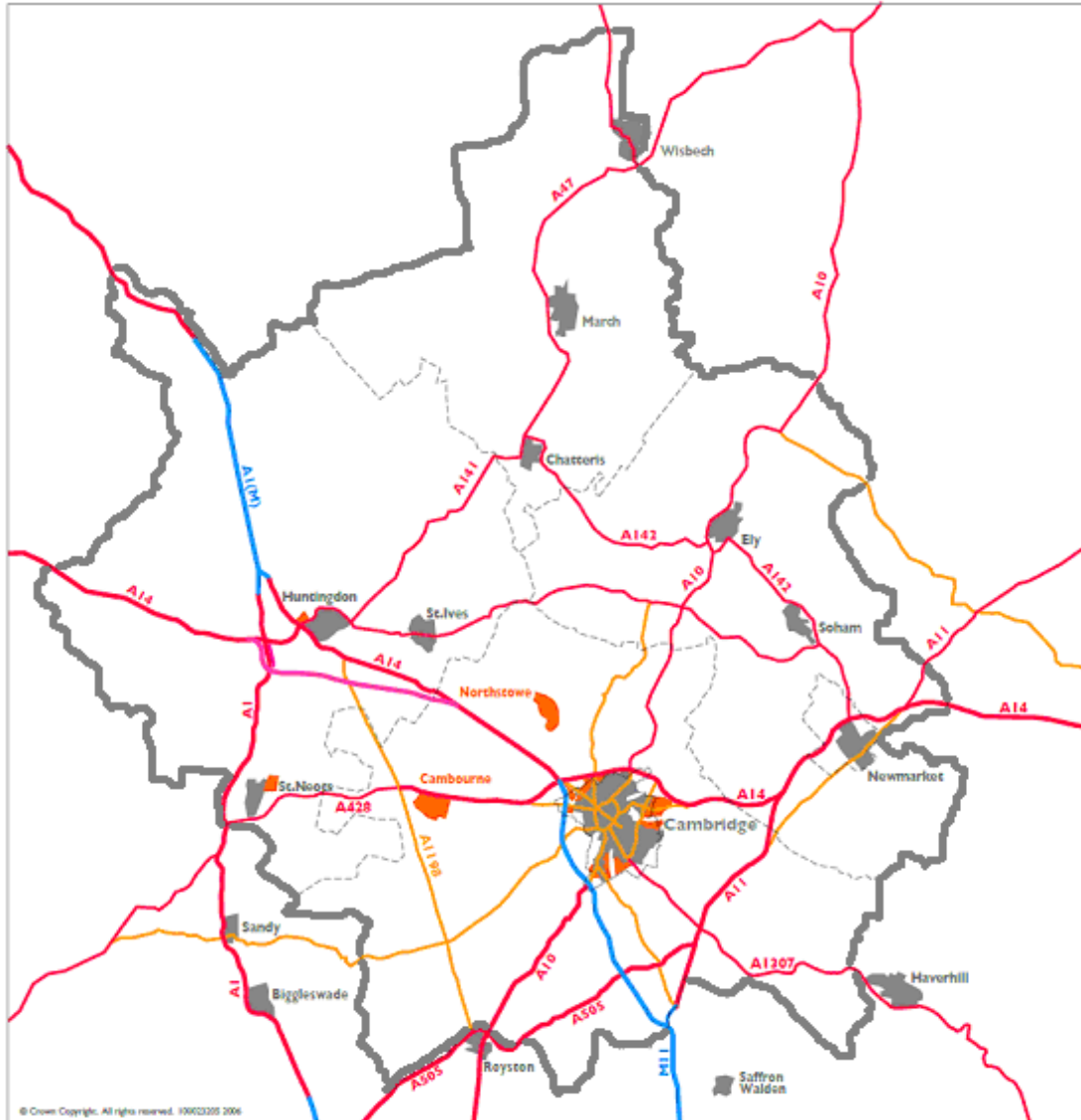
The proposed new town of Northstowe is a significant project for the HCA and will be subject to a separate Local Investment Plan. For further updates, please go to;
http://www.cambridgeshirehorizons.co.uk/whats_going_on/projects/project_home.aspx?ID=3

2 Cambridgeshire context

2.1 Geography and demography

The CLIP relates to the administrative county of Cambridgeshire. The six local authorities are approaching Local Investment Planning as a partnership, strong existing structures in place and the cross-boundary nature of housing growth, economic and infrastructure issues within the county.

Diagram 2: Map of LIP area



The county's settlement pattern is strongly influenced by the city of Cambridge, which accounts for nearly 20% of the total population of around 600,000. Cambridge plays an important regional role and is of national and international importance for its outstanding historic character, as a centre of learning and research, and because of its emergence as an internationally significant cluster for high technology industries. The northern part of Cambridgeshire is primarily influenced by Peterborough, which lies just outside the county boundary. The larger market towns of Wisbech and March are the main focus for economic and social life within this area of Cambridgeshire.

2.2 The growth agenda

The vision for the county, stemming from the 2003 Cambridgeshire and Peterborough Structure Plan, is:

'to continue to develop as a centre of excellence and world leader in higher education and research, fostering the dynamism, prosperity and further expansion of the knowledge-based economy spreading outwards from Cambridge. The historic character and setting of Cambridge should be protected and enhanced, together with the character and setting of the market towns and other settlements and the important environmental qualities of the surrounding area'.

Case study: Cambridgeshire's growth strategy - long term localism

The need for sustainable housing has been recognised and driven forward locally for many years. As far back as 1999, the County and City Councils, with other partners supported the 'Cambridge Futures' project, which won the RTPI award of Innovation in Planning in 2000. This looked at alternative forms of expansion and enabled an informed debate prior to the development of the Structure Plan. Public consultation showed a clear appetite for growth, with less than a fifth of respondents wanting Cambridge and its environs to remain unchanged.

The development of the Structure Plan and subsequent district local planning policy has been based on extensive community engagement with residents, local groups, businesses and other stakeholders. There has been widespread publicity and awareness-raising, public attitudes surveys and public exhibitions, alongside consultation at every step. Particular efforts have been made to involve hard-to-reach groups and consultees' views have been taken into account as much as possible.

Through this process local consensus has emerged. Councils are working with Cambridgeshire Horizons to achieve high quality, sustainable growth with an emphasis on affordable housing, thriving communities and green spaces.

The Structure Plan includes a hierarchy of sustainable new communities, establishing that new homes should be linked into existing public transport networks, service centres, and employment opportunities wherever possible. This hierarchy states that new urban extensions to Cambridge should be developed with strong links into the city, followed by a new settlement at Northstowe with a high-quality public transport link to Cambridge and Huntingdon (the Guided Busway). Extensions to the market towns are also an important part of the growth agenda, but need to be proportionate to the infrastructure capacity and economic activity in the vicinity, in order to avoid entrenching unsustainable living and working patterns.

Transport is a key consideration within the growth agenda, as sections of existing road and rail networks are regularly at capacity. In-depth analysis of the impact of transport congestion and requirements for investment has taken place, notably the 2008 Transport Economic Evidence Study and local work on Delivering a Sustainable Transport System. This work is summarised in the Integrated Development Programme, which includes a package of strategic transport investments required to support new communities.

The growth agenda for Cambridgeshire offers a uniquely attractive package for investment in delivering sustainable communities, including:

- Acute and strongly-evidenced housing need, as shown in the Strategic Housing Market Assessment and reflected in past regional economic and spatial strategies, so that both need and demand for housing remains strong.
- An economy that is relatively resilient in the face of difficult macro-economic circumstances, with high levels of employment and good future growth potential.
- A political consensus and a shared vision across authorities and political parties to deliver high-quality growth, with clarity about where growth and infrastructure will come forward.
- A suite of major housing development sites that have made significant progress despite the downturn, and which represent excellent prospects for delivering a return on investment.
- Well-established partnership mechanisms, co-ordinated through Cambridgeshire Horizons as a well-established local delivery vehicle. Joint planning policy and development control arrangements are in place for some of the key developments in the south of the county, which draw together the County Council, City Council and South Cambridgeshire District Council.
- A track-record of innovation and flexibility, and the vision to embrace radical new solutions to delivering new homes and communities.
- A strong commitment to delivering quality in our new settlements, backed up by a strong analytical base through our quality of life studies, the Cambridgeshire Quality Charter for Growth, the sub-regional Strategic Housing Market Assessment, the Cambridgeshire Integrated Development Programme and emerging local investment frameworks and studies, which operate at the local planning authority level.

Case study: Joint planning

The Cambridge Southern Fringe is a new urban extension to the southern edge of Cambridge, spanning the administrative boundary of Cambridge City Council and South Cambridgeshire District Council. The development site is adjacent to Addenbrooke's Hospital, a growing employment hub for the City. It will provide approximately 4,000 new homes in total with 40% affordable housing, in line with local planning policy, and is next to Addenbrooke's Hospital - a growing employment hub for the city.

There will be several new neighbourhood on the southern fringe. Trumpington Meadows was the first to obtain outline planning approval, followed by Clay Farm. Glebe Farm has secured full planning permission. In addition to new housing the development will also provide secondary and primary schools; community, sport and recreation facilities; local shops; public open space, including allotments; and improved transport connections.

Planning applications for sites on the southern fringe sites have been considered by a Joint Development Control Committee, the membership of which includes councillors from Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council. Joint working between the authorities has been vital to secure a sustainable new community on the site.

New growth in Cambridgeshire will take the form of major new developments as well as smaller infill housing sites. Sustainable new communities will be created on the fringes of Cambridge and will be an integrated part of the city. Extensions to the market towns around Cambridgeshire, including Ely and St Neots, are planned.

These major new developments will deliver many thousands of homes, with additional units coming forward in smaller infill sites where there is capacity around the county. Rural housing is also vital to sustainable development across Cambridgeshire, and though smaller in scale has a significant effect on local housing markets and economies.

2.3 Economy and employment

Cambridgeshire has a strong economy, with largely high levels of economic activity and skills compared to national and regional averages. However, pockets of lower attainment remain to be tackled. The vision for economic development is ambitious, as it encompasses the international pre-eminence of Cambridge as a global high tech cluster which requires investment in homes and infrastructure. At the same time, quality of life is of vital importance. Cambridgeshire must retain its unique character as a particularly attractive place in which to live and work, as this is critical for retaining and attracting firms to the area, and enabling those firms to recruit the necessary highly-skilled and mobile employees.

Although the county cannot remain immune from the impact of global economic downturn, it has demonstrated greater resilience than other areas of the country. Cambridgeshire can use this slow-down to position itself for recovery. Investments will be prioritised to promote the best environmental, social and economic outcomes, planning for the long-term sustainability of the county.

Case study: Shaping Fenland

Fenland District Council is using a holistic partnership approach to forward planning services and the social, economic, environmental and physical infrastructure that is required. It also will identify the needs and opportunities required, in order to maximise the potential of the district. The results of this will shape an enhanced Sustainable Community Strategy.

The Shaping Fenland project team are considering the evidence base work completed to date, in order to develop an overarching vision that ties together housing with other economic, social, and environmental aspects. The work will then put forward recommendations on the overall scale of growth, strategic sites to accommodate this growth, and the housing mix of these sites. Once completed, the Shaping work will also form part of the evidence base that is legally required to inform and support the statutory Local Development Framework.

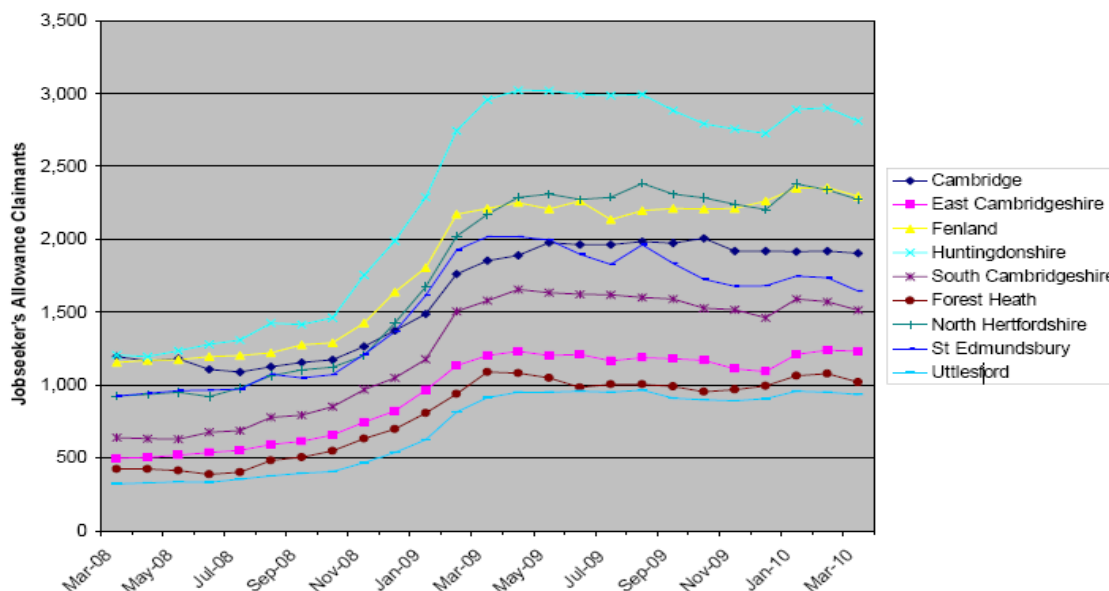
The completion of this project towards the end of 2010 will establish a growth strategy for the next 20 years. The work will then be incorporated into the LDF over the course of 2011.

For more information:

http://www.fenland.gov.uk/assets/shaping_fenlands_future/shaping_fenlands_future.pdf

The Greater Cambridge Partnership monitors employment in Cambridgeshire (and several of the surrounding districts) on a regular basis through their economic reviews. The claimant count as of March 2010 is shown in the diagram below. Although the claimant level has increased as a result of the downturn, the average of 2.6% across the economic sub-region remains significantly lower than the East of England average (3.5%) and the national average (4.2%).

Diagram 3: Claimant Count Unemployment - numbers - Greater Cambridge Districts



Source: Greater Cambridge Quarterly Economic Review - http://www.gcp.uk.net/downloads/R2RQR_0310.pdf

2.4 Skills

The table below has been taken from the Cambridgeshire Integrated Development Programme and shows a high level of skills within the Cambridgeshire workforce. This is particularly evident in districts within the high-tech cluster. However there are also areas of concern, notable the relatively low level of skills within Fenland district.

Diagram 4: Qualification levels in the Working Age Population, 2007

Area	% with NVQ4+ - working age				% with no qualifications - working age			
	number	denominator	percent	confidence	number	denominator	percent	confidence
East of England	887,200	3,413,500	26.0	0.7	425,400	3,413,500	12.5	0.6
Cambridge City	35,100	80,500	43.6	7.6	7,400	80,500	9.2	4.4
East Cambridgeshire	19,000	48,400	39.3	8.5	6,000	48,400	12.3	5.7
Fenland	8,500	53,100	16.1	5.3	5,100	53,100	9.7	4.2
Huntingdonshire	32,400	105,100	30.8	5.2	6,200	105,100	5.9	2.6
South Cambridgeshire	34,000	82,800	41.0	5.3	8,700	82,800	10.5	3.3
Cambridgeshire	129,000	369,900	34.9	-	33,400	369,900	9.0	-

Source: Annual Population Survey - <http://www.statistics.gov.uk/STATBASE/Product.asp?vlnk=15150>

Note: The lower confidence figures denote a greater sample size and thus more robust figure

3 Vision, aspirations, and policies

3.1 Vision for Cambridgeshire

Cambridgeshire's Sustainable Community Strategy known as Cambridgeshire Together sets out a shared vision for the future of Cambridgeshire, which brings together aspirations for the county:

'Our vision is for Cambridgeshire to be a county of strong, growing, prosperous and inclusive communities supported by excellent services where people can fulfil their potential; live longer, healthier lifestyles; and influence decision-making'.

Case study: The need for high quality growth

Our ambitious agenda reflects high local demand for housing, which is clearly evidenced in the sub-regional Strategic Housing Market Assessment.

In and around Cambridge, average house prices are nearly nine times the average salary. This is why the housing policies of the district councils across the county all require high levels of affordable homes to be constructed as part of new development - policies that have stood up to testing through high profile appeals in recent months.

The importance of quality within our new developments is a consistent message that has emerged through our public consultations and community engagement. As a result, we have also sought to ensure that the focus of the growth agenda is not just on numbers, but on quality, and that growth delivers benefits for existing residents as well as providing homes for those moving into the area.

In response, the councils and Cambridgeshire Horizons have developed the Cambridgeshire Quality Charter for Growth, a finalist in the 2009 RTPI awards. More detail is provided in 3.6 below

The local area agreement is a three year delivery plan covering 2008 to 2011. The delivery of this vision focuses on five key goals:

- Growth - accommodating growth, creating flagship communities and ensuring all communities enjoy the benefits of growth and infrastructure.
- Economic Prosperity - supporting the special role of Cambridgeshire as a centre of knowledge and innovation, especially in low carbon technologies.
- Environmental Sustainability - meeting the challenges of climate change while maintaining a high quality environment.
- Equality and Inclusion - supporting vulnerable groups and enabling them to participate fully in community life, and encouraging healthier and more sustainable lifestyles.
- Safer and Stronger Communities - engaging citizens in service planning and improvement and ensuring our communities enjoy good quality of life and health, with low crime, low unemployment, and free from discrimination and inequalities.

The Cambridgeshire Together Board has recently reviewed these partnerships in light of the need to radically transform the delivery of public services, to improve resident experience and do more for less.

3.2 Local planning policy

Within Cambridgeshire, local authorities have identified clear policies on sustainable growth as part of their Local Plans and Local Development Frameworks.

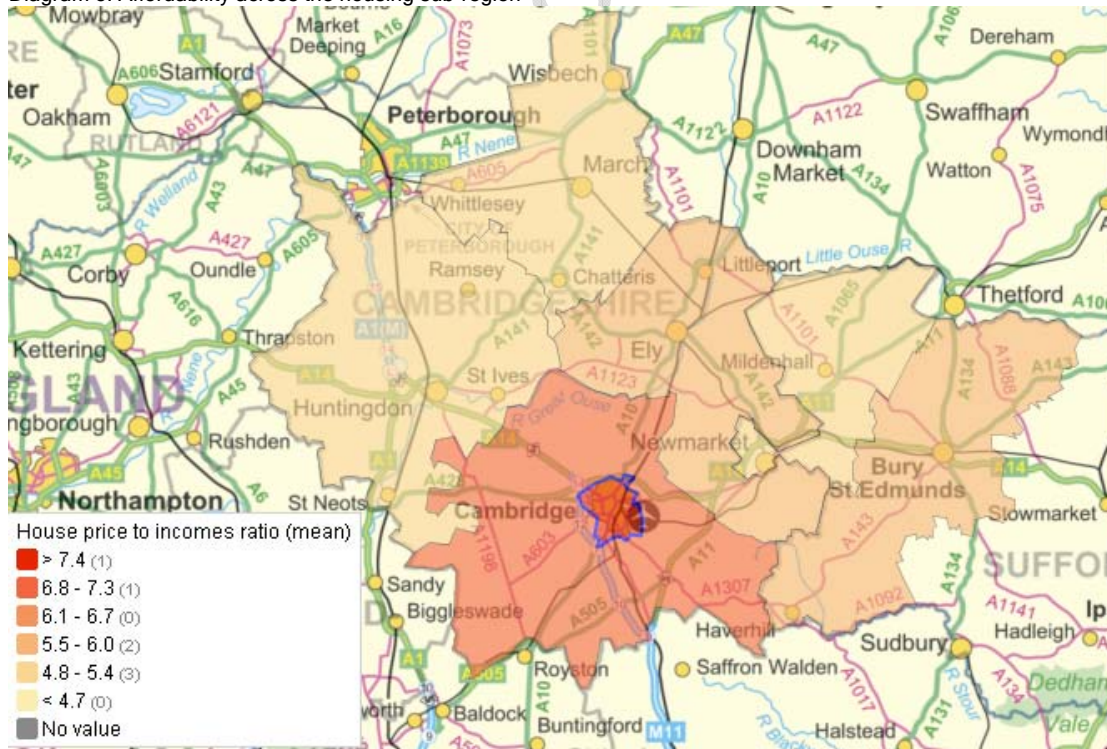
In response to changes to the planning system and the revocation of regional strategies, the councils are working together to agree a way forward that continues to recognise the on-going need for growth. For further detail, please refer to Section 9.

3.3 Housing aspirations

Historically, housing growth has not kept pace with the economic success of Cambridgeshire. The Strategic Housing Market Assessment (SHMA) and Housing Market Bulletins demonstrate the shortage of housing and affordable housing across Cambridgeshire. The economic downturn has not reduced affordability pressures for residents and in-comers. The SHMA brings together data on a variety of housing issues for Cambridgeshire (and two adjacent Suffolk districts), helping the area understand its housing markets and needs, which underpins a spectrum of policy responses.

Diagram 5 indicates that none of the Cambridgeshire districts have a ratio of average house price to average income lower than 4.8. In and around Cambridge, average house prices are nearly nine times the average salary.

Diagram 5: Affordability across the housing sub-region



Source: Hometrack, June 2010

The Cambridge Sub Regional Housing Strategy was agreed in October 2008 and demonstrates the strong awareness in Cambridgeshire of the social, environmental and economic interdependencies to be considered when planning and delivering

housing. It brings together policies for housing at all levels, condensing these into seven investment priorities:

1. Meet the challenge of significant housing growth to create mixed, balanced and sustainable communities across the sub-region while respecting our environmental assets and existing communities;
2. Plan for and respond to the sub-region's changing demography, particularly the needs of a growing number of older people;
3. Invest in rural homes to support vibrant, sustainable communities;
4. Respond to the diverse and changing needs of our communities including migrant workers, gypsies and travellers, and hard-to-reach groups;
5. Tackle both housing and support issues for people who are most vulnerable;
6. Make best use of existing homes and extend housing options by improving housing conditions, reducing risk, updating sheltered housing and bringing empty homes back into use - focusing on those who are vulnerable and living in private housing;
7. Prevent and tackle homelessness, help reduce deprivation and improve health and social exclusion.

In addition to the growth agenda, smaller rural sites will continue to be developed in rural areas where access to affordable housing is often restricted. Outside of the major settlements, there are a large number of smaller towns and hamlets across Cambridgeshire where there is a lack of housing options. In many cases, young people are leaving these areas as their access to the housing market is limited.

The lack of housing opportunities, especially affordable housing, has affected the sustainability of rural communities, which have then suffered through the loss of shops, services and schools in some areas. Therefore, development in these areas provide much-needed affordable, local housing in rural communities, enabling and supporting sustainable living in our villages and market towns.

Case study: East Cambridgeshire Housing Strategy

East Cambridgeshire District Council's Housing Strategy includes a commitment to increasing the number of homes provided on rural exception sites. The district's successful programme has benefitted from close working with Parish Councils, Cambridgeshire ACRE and Registered Social Landlords to identify potential sites in villages.

The development of rural exception sites is a priority for the local authority, and has become an important source of affordable housing during the economic downturn. East Cambridgeshire is therefore focussing its attention on developing rural exception sites, along with smaller sites in villages and towns, where there is a high housing need.

The district's Sustainable Community Strategy includes an objective for the housing service to work with Parish Councils, supporting the development of Rural Community Land Trusts as a means to continue providing affordable and sustainable new housing.

3.4 Economic aspirations

Cambridgeshire is a significant and distinctive economic area that makes a net positive contribution to the UK economy and includes a globally competitive high-tech cluster. It has a genuinely global brand in the form of the University of Cambridge, a centre of world-class learning and expertise, and a network of higher education institutes. Cambridge is a centre of net in-commuting, bringing in approximately 56,000 commuters daily. Surrounding the city is a strong network of market towns, which act as service and employment centres for rural area. In addition to businesses with national and international significance in a number of key sectors, the county has established networks of small and medium-sized enterprises.

The Greater Cambridge Sub-regional Economic Strategy for 2009-2012 has the following high level objectives:

- Grow a world class, knowledge based, low carbon economy.
- Encourage the resource efficient growth of a diverse and robust economy across the whole of greater Cambridge.
- Build a strong skills base and high levels of economic participation.
- Develop sustainable infrastructure and a high quality of life.

To date the ability of the economy to grow has been constrained by inadequate transport infrastructure capacity, skills disparities and shortages, and a chronic shortage of affordable housing. It is intended that the Greater Cambridge - Greater Peterborough Local Enterprise Partnership addresses these challenges.

3.5 Sustainability and a low carbon future

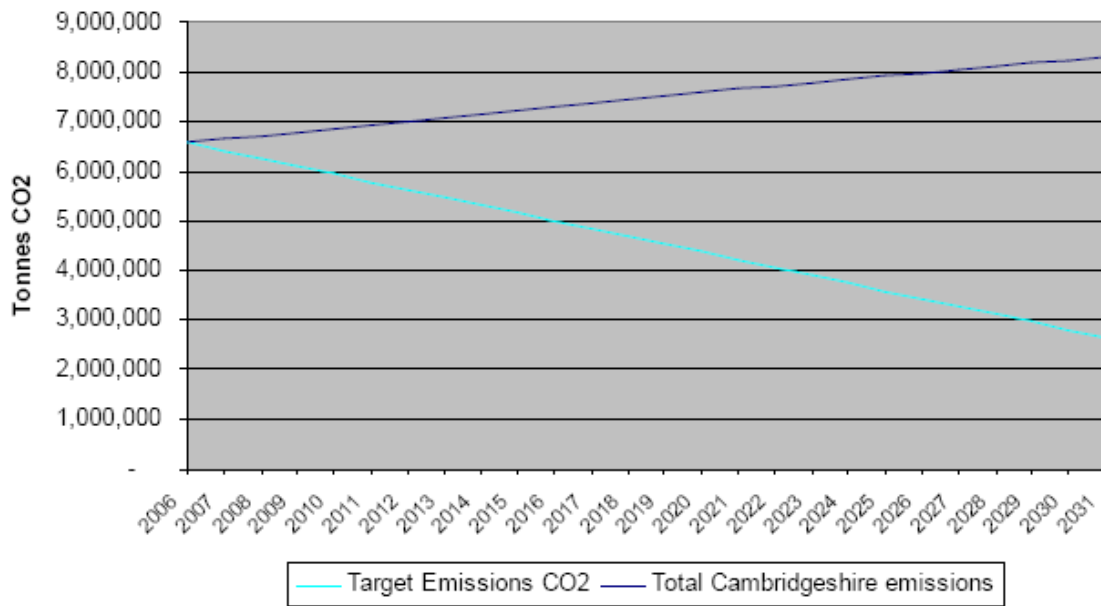
In response to the threat of climate change and the imperative of urgent transition to a low carbon future, Cambridgeshire is planning an ambitious but necessary transformation. The growth agenda will demonstrate how high quality new developments can encourage sustainable patterns of living, and this is embedding in all levels of growth strategy. Existing communities will also require considerable investment to meet these challenges.

Our carbon trajectory

The delivery of new housing must go hand-in-hand with reducing the Cambridgeshire's carbon footprint, in order to meet the statutory requirement for an 80% cut in greenhouse gas emissions by 2050. As the diagram below shows, the county's current carbon footprint is 6.5 million tonnes of CO₂ annually, and this will grow to more than 8 million tonnes annually by 2031 if growth follows a business as usual trajectory.

Construction and the built environment are highly carbon-intensive. New developments must be well planned to minimise the loss of green space and prevent unsustainable patterns of transport and consumption becoming entrenched. Careful design, use of energy efficient materials, and well considered siting can all contribute to a more sustainable approach to growth. Following the recommendations of the Carbon Appraisal of the Long Term Delivery Plan, which sought to quantify the carbon impact of the county's growth, partners are taking forward a range of projects in order to meet the ambitious emissions targets shown above.

Diagram 8: Cambridgeshire Target Emissions vs. projected BAU emissions



Source: CO₂ trajectory from the Carbon Appraisal of the Long Term Delivery Plan

3.6 The Quality Charter

A major tool for this is the Quality Charter for Growth, a high level statement of key principles for creating sustainable communities, which has been endorsed by all six local authorities. The Quality Charter is based on four principles:

- Community - Encouraging involvement with and interest in the management of the local area;
- Connectivity - Locating new developments where residents can benefit from strong transport links to jobs and services, upgrading infrastructure as necessary to ensure needs are met;
- Climate - Mitigating and adapting to climate change through innovative approaches to energy, transport, waste and water;
- Character - Creating distinctive places with an attractive public realm that encourages walking and cycling.

In order to implement the Charter, Cambridgeshire Horizons are co-ordinating a training programme for professionals involved in the delivery of the growth agenda.

Work to support the delivery of zero carbon homes is also underway, including investigation of a local Carbon Offset Fund and scoping for a Cambridgeshire Renewables Infrastructure Framework.

From an economic perspective, patterns of employment and the mixture of industries and services within the county will evolve to meet environmental challenges. Cambridgeshire is in a strong position to capitalise on opportunities to develop clean technologies, such as renewable energy and zero carbon building, as well as environmental goods and services. Local strengths in research and development, ICT and environmental networks will confer an advantage. Investments to encourage this sector are planned, including the Hive, a low carbon innovation and enterprise centre. This project is intended to act as a catalyst for further development of the clean tech sector. A low carbon building skills academy is also an aspiration for the new town of Northstowe.

Case study: A Carbon Offset Fund for Cambridgeshire

Cambridgeshire has set ambitious targets for reducing CO₂ emissions and adapting to a changing climate. To meet these, substantial investment in low carbon infrastructure (for example renewable energy and energy efficiency measures) is required. A carbon offset mechanism is a way of collecting investment from a range of different sources, including developers and private investors, which can be used to fund infrastructure that will reduce greenhouse gas emissions. The key reasons for Cambridgeshire to consider establishing a Carbon Offset Fund are:

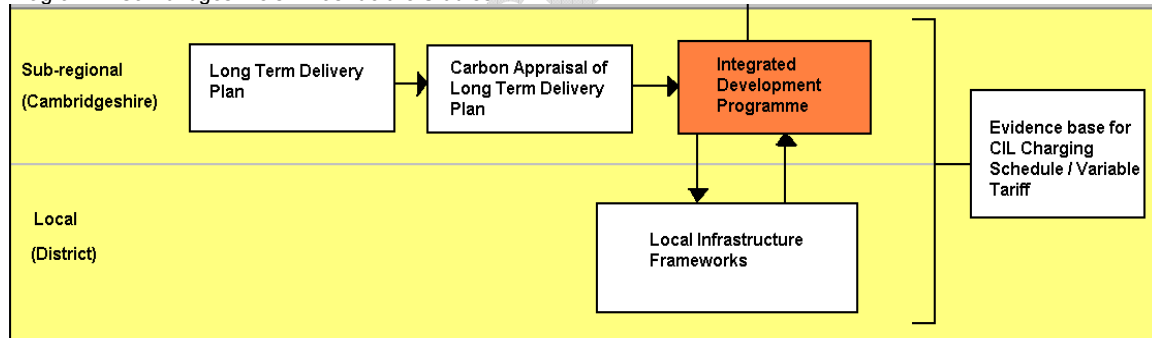
- 1 To support developers in reducing the CO₂ emissions of new housing, to meet the requirements of the Code for Sustainable Homes, as cost effectively as possible. Developments that cannot meet all their energy requirements through onsite renewables, due to technical or financial constraints, could pay into the fund in order to offset part of these requirements.
- 2 To secure investment in local carbon infrastructure in Cambridgeshire. The monies in the fund would be invested in achieving the greatest potential CO₂ emissions savings.

Feasibility work on the Carbon Offset Fund was completed in September 2010, and the next steps include putting together evidence of renewable energy need in the county.

3.7 Infrastructure

The infrastructure requirements of the growth of Cambridgeshire have been scoped by a series of studies, as summarised by Diagram 4.

Diagram 4: Cambridgeshire's Infrastructure Studies



The completion of these studies will provide an evidence base as to the local and strategic infrastructure required to grow the county whilst reducing CO₂ emissions. In December 2009 the Cambridgeshire Integrated Development Programme was endorsed by all six local authorities as a statement of strategic infrastructure requirements for growth. This is a key element of Section 8, Investment Priorities.

Each local authority is at a different stage in producing Local Investment Frameworks (see case study below). This affects the amount and clarity of detail available, particularly relating the cost and timing of infrastructure needed. They may still be “work in progress” and, as this work continues, will be needed to inform ongoing discussions with the HCA and other partners about emerging future priorities.

Case study: Huntingdonshire's Local Investment Framework

Huntingdonshire District Council has completed a study forecasting demographic trends in the district to 2026 and the associated infrastructure needs. Huntingdonshire is set for considerable housing growth during this period, and the Local Investment Framework seeks to anticipate the infrastructure required to ensure that the new communities are sustainable. The document covers physical and social infrastructure, including transport, education, health services and green space.

The LIF will form key evidence for collecting developer contributions to infrastructure, through Section 106, the Community Infrastructure Levy, or a tariff. It will inform the Local Development Framework and assist with funding bids. Viability modelling forms an important part of the work, and will assist with Section 106 negotiations and setting levels of CIL or tariff.

Over time all the Cambridgeshire local planning authorities will develop an evidence base of this kind. East Cambridgeshire District is close to completing its own infrastructure work, while South Cambridgeshire District and Cambridge City Councils have begun a joint study.

To ensure that Cambridgeshire has a well-planned, extensive network of green spaces, a Green Infrastructure Strategy was prepared in 2006 to provide an evidence base. This is currently being reviewed and updated. It is based on the Cambridgeshire Green Vision, "To create a comprehensive and sustainable network of green corridors and sites that enhance the diversity of landscape character, connect and enrich biodiversity habitats; and extend access and recreation opportunities, for the benefit of the environment as well as current and future communities".

Case study: Engaging local communities

Beyond our over-arching planning policies, we have continued to engage with our local communities and all other key stakeholders in consulting on specific area action plans, area development frameworks and planning applications. Local residents and groups have been particularly influential in decisions on the location of community facilities and how these facilities should be managed.

As proposed developments progress from the planning stage towards delivery, our efforts are increasingly focussing on setting up community forums for the growth sites (e.g. in north west Cambridge and on the City's southern fringe) and working with communities bordering the new developments in order to address their existing needs and to encourage integration with the new neighbourhoods.

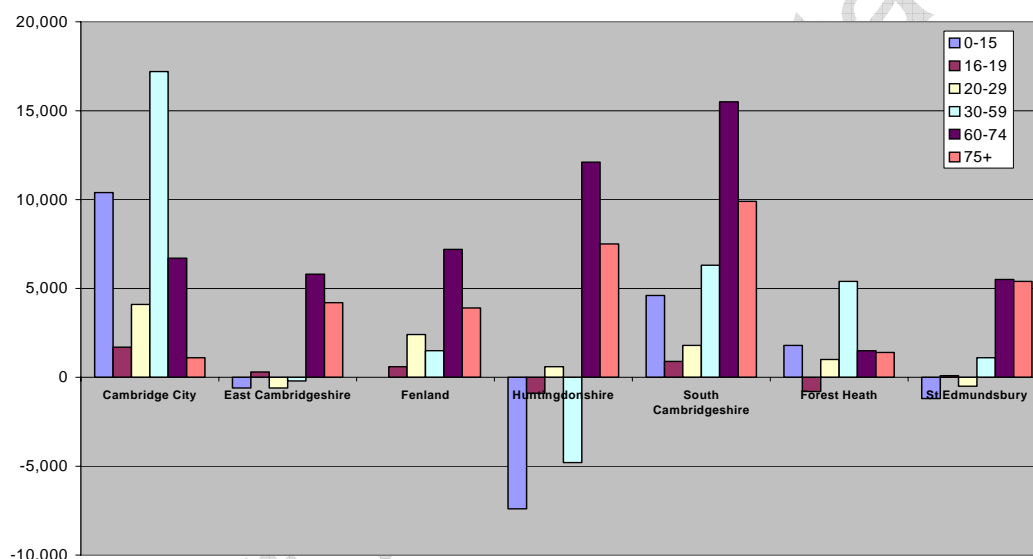
4 The local housing market

4.1 Demography

Chapter 10 of our SHMA, *Demographic Context and Forecasting*, goes into some detail about the current and future population of Cambridgeshire and the housing sub-region. Edited highlights include that:

- Cambridge City will see the largest population increase in the 30-59 age group and the greatest percentage of in migration in future years.
- Huntingdonshire will see a decrease in the 0-15, 16-19 and 30-59 age groups in future.
- Every district except Cambridge City will see an increase in the most vulnerable households i.e. the elderly. The largest increase of this type in Cambridgeshire is found in South Cambridgeshire East Cambridgeshire and Huntingdonshire.
- Single person households will increase across the piece.

Forecast Population by Age, 2001 to 2021²



Source: Cambridgeshire County Council Research Group; Anglia Ruskin University

The age group forecast to show the biggest increase overall are older people. The age group 60 to 74 is expected to grow by around 61% in just twenty years. This reflects the 'Post War bulge' entering retirement. In percentage terms there is a bigger increase in the numbers of residents aged 75 and over. This age group is expected to increase by 33,400 (66%) between 2001 and 2021.

Forecast Population aged 85+, 2001 to 2021³

	2001	2021	Change 2001-2021	% change
Cambridge City	2,180	2,400	220	10
East Cambridgeshire	1,420	2,810	1,390	97.8
Fenland	1,850	3,670	1,820	98.3
Huntingdonshire	2,360	4,220	1,860	78.8
South Cambridgeshire	2,520	5,000	2,480	98.4

Sources: Cambridgeshire County Council Research Group; Anglia Ruskin University

² Rounded to the nearest 100. Totals may not add due to rounding.

³ Rounded to the nearest 10. Totals may not add due to rounding.

The age group likely to require most support is the over 85s. The increase is forecast to be particularly high in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire, all of which can anticipate increases of 80% or more. The exception is Cambridge, where past trends suggest net out-migration of the elderly from the City. The changes in population by age clearly pose challenges for supported housing, in particular.

There will also be a considerable increase in smaller households. However, it should be noted that although single people may be counted as 'needing' only one bedroom accommodation, in practice the active demand is for at least two bedrooms.

4.2 Growth and dwelling completions

Between 1st July 2001 and 31st March 2010, a net total of 28,172 dwellings were completed across Cambridgeshire, an average of 3,220 dwellings per year. In more recent times the economy has entered a period of recession, reflected by a fall in housing completions in 2008/9 and 2009/10, compared to previous years.

Diagram 6: Dwelling completions (net) in Cambridgeshire

	2001-2	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8	2008-9	2009-10
Cambridge City	159	336	503	601	730	668	521	589	288
East Cambridgeshire	799	591	607	401	796	688	751	475	206
Fenland	499	696	736	636	781	758	934	312	253
Huntingdonshire	334	581	577	698	743	650	728	822	809
South Cambridgeshire	523	655	976	570	877	924	1291	615	610
Cambridgeshire	2314	2859	3399	2906	3927	3688	4256	2813	2166

Source: Cambridgeshire County Council's Annual Monitoring Return

It was widely anticipated that the number of dwelling completions in Cambridgeshire would fall in 2010/11 reflecting a falling number of starts on site in 2009, and given that in 2009 a good number of completions included homes which started on site before the recession took effect, in 2008.

The total number of housing completions in Cambridgeshire from April 2009 to March 2010 is the lowest in the last ten years, as shown in the table above. The district breakdown demonstrates that this slowdown in building rate has not been a uniform trend across the county, affecting mainly Cambridge City, East Cambridgeshire and Fenland. The number of dwellings completed in Huntingdonshire remains high.

4.3 Trajectory of actual and projected completions

Diagram 7 below shows the combined total of the five district housing trajectories published in their 2009 Annual Monitoring Reports. Recent economic concerns have led to the prediction of much lower rates of house building in the next couple of years, as indicated by the projections line. This is followed by potentially higher rates as large developments around the Cambridge Fringe, Northstowe, and St Neots start to be delivered.

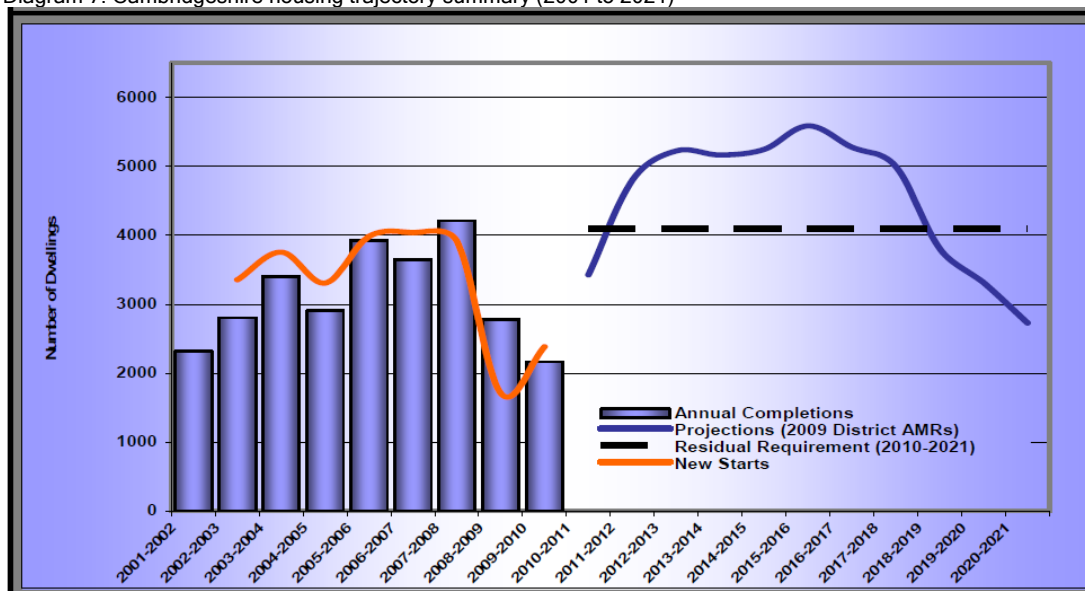
The latest trajectories provide an estimate of when new housing development is expected to be completed over the next 10 years. This is shown graphically in Diagram 7 alongside information about annual dwelling completions and annual figures for number of dwelling starts up to 31 March 2010.

This shows that the number of dwelling starts, while comparatively low, is on the increase in 2009-2010. This increase is significant as it leads to the possibility that we may see an increase in dwelling completions for this current year. This optimism is

backed up by an increase in number of dwellings currently under construction compared to the previous years.

The district trajectories were formulated with reference to the outgoing Regional Spatial Strategy targets which has recently been abolished by the Secretary of State.

Diagram 7: Cambridgeshire housing trajectory summary (2001 to 2021)



Source: www.cambridgeshire.gov.uk

4.4 Existing homes

The Strategic Housing Market Assessment details the condition of housing stock across the sub-region, compared to the Decent Homes Standard. This allows pinpointing of specific areas requiring investment. At April 2008 the vast majority of homes (over 70%) were owner occupied across Cambridgeshire. For four of the five districts, the percentage owner occupation is similar, falling between 71% and 76%. Social rented tends to provide 13% to 16% of homes, and private rented makes up between 10% and 13% of dwellings. However in Cambridge the pattern is different, with only 53% ownership, 24% social rented (including 16% council-owned) and 23% private rented or other.

Dwellings by tenure, 2007/08

	Owner Occupied	%	Social Rented	%	Private Rented/ Other	%
Cambridge City	24,704	53%	11,187	24%	10,721	23%
East Cambridgeshire	24,382	73%	4,676	14%	4,342	13%
Fenland	31,167	75%	5,818	14%	4,571	11%
Huntingdonshire	52,887	76%	9,046	13%	7,655	11%
South Cambridgeshire	44,226	76%	8,256	14% ⁴	5,897	10%
Cambridgeshire	177,366	71%	38,983	16%	33,186	13%

Source: Census, HSSA 2007/08, from SHMA Ch 11 Dwelling profile.

Three of the five districts in Cambridgeshire have transferred housing stock to a Registered Social Landlord. Cambridge and South Cambridgeshire manage and maintain council properties in their districts within the Housing Revenue Account. East Cambridgeshire has transferred its homes to Sanctuary-Hereward; Fenland transferred to Roddons (part of the Circle Anglia group) in 2009, and Huntingdonshire transferred to Luminus.

⁴ Includes 9% council-owned

Cambridge and South Cambridgeshire maintain homes to the “decent homes” standard, with only 2% and 3% reported as non-decent at 1 April 2010, respectively⁵.

Renewal programmes are largely found in market towns to the North of Cambridge. Wisbech is a particular priority, as it shows relatively high levels of deprivation. The Nene Waterfront project, which will provide office space for knowledge-based businesses, has already secured some Housing Growth Funding and is a priority project included in the CLIP.

Reducing CO₂ emissions from existing homes

The Quality Charter leaning programme has provided training and resources to share information on sustainable housing. Standards on new developments are being raised and potential eco-town at Northstowe being promoted, alongside a retro fit demonstrator project at Rampton Drift.

Case studies: reducing carbon emissions and tackling fuel poverty

Cambridge aspires to achieve CSH4 for new affordable housing as a minimum. This includes the seven new council homes due to be completed in March 2011 and possible further new council homes at this level in future. Simons House in Cambridge is being redeveloped as an extra care CSH 5 exemplar scheme.

Cambridge has also secured funding for the design stage of the national 'retrofit' project for existing social housing, to reduce carbon emissions of a single home by 80%. Cambridge has also used grant funding to secure energy efficiency works in 5 private rented properties, and a further 26 in the pipeline, through the City's *Landlord Accreditation* scheme.

Some 367 vulnerable households in **Fenland** have benefitted from Warmfront works, making their homes more energy efficient. Additionally Fenland has been working with Kings Lynn and West Norfolk to pilot an external solid wall scheme, costing £1.12m.

Fenland, SmartLIFE and Roddons are currently awaiting outcomes of an ERDF bid to retrofit 14 properties with residents in situ, while measuring the social, environmental and economic aspects to the work. The technology detail and learning will be disseminated to local enterprises, encouraging them to diversify into the Cleantech industry sector (linked to priorities emerging from Greater Cambridge Partnership).

In **Huntingdonshire**, a number of energy efficiency schemes are running including Warm Front and 'Warmer Homes for Life' which is funded through the Decent Homes programme. This targets vulnerable people in the private sector alongside tackling category 1 hazards to make the homes decent.

Empty homes, overcrowding and underoccupation

Across Cambridgeshire, empty homes remain low both in numbers and as a percentage of the stock, largely due to high market pressure and need for homes in our areas. To enable turnover up to 3% vacancy is considered acceptable, which each district overall falls within.

The sub-regional strategic housing group is working to compare empty homes statistics, approaches to making useful and to consider a shared project around empty homes for those areas and partners who agree it is an issue which needs to be

⁵ CLG website, 2009/10 predicted figures

tackled. Initial work on 2008/9 data show very low vacancy rates in social tenures, averaging at 1.49% across the County⁶.

Cambridgeshire projects to tackle empty homes

In Cambridge from 2008 to 2009 some 20 private sector empty homes were brought back into use; 69 home improvement grants awarded; 18 owner-occupied homes made decent; 69 homes had category 1 hazards removed; 61 HMOs were licensed; and 9 family sized Council homes freed up through the City’s underoccupation incentive scheme

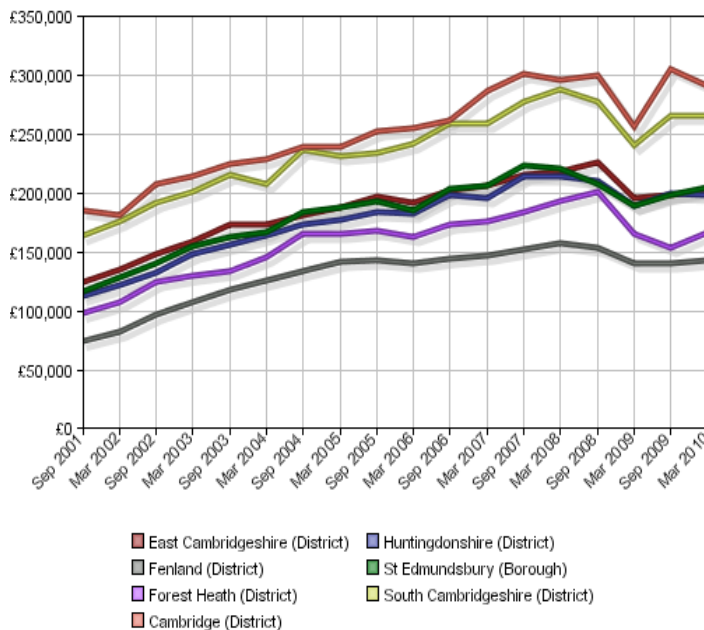
A £1.1 m pilot project is underway in Fenland to drive the costs of private sector renewal down, by offering the same improvements to vulnerable private sector residents as to Roddons stock transfer tenants, on the same estates. This includes decent homes and physical regeneration works.

Overcrowding and underoccupation are key housing issues, which districts across the County are working to investigate and tackle to make sure homes are put to best use. Underoccupation has been highlighted by proposed changes to Local Housing Allowances (September 2010). However there is a balance to be struck between 100% occupancy and balanced sustainable communities⁷. Projects on these issues are progressing in Huntingdonshire, South Cambridgeshire and Fenland.

4.5 Affordability

The significant affordability pressures in Cambridgeshire have been outlined in Section 3 above, and provide a very strong argument for pursuing the growth agenda even in a time of economic downturn. The Strategic Housing Market Assessment includes a detailed analysis of affordability by tenure and district, which is reflected in the sub-regional and local housing strategies. Local authorities have set affordable housing targets of 35-40% in recognition of these needs.

Average prices, Cambridge sub-region, as at March 2010



Source: Hometrack, June 2010 release

⁶ Source: HSSA and Dataspring 2008/9

⁷ See “Balanced and Mixed Communities – a good practice guide” available [here](#)

4.6 Home-Link: Your choice - your home

The Home-Link choice based lettings system was launched in February 2008 across the Cambridge housing sub-region. Through Home-Link, council and housing association properties which are available to let are advertised on the website and in the Home-Link magazine. Anyone can look at the adverts and decide whether they want to be considered for any of the properties. To be considered, people have to be registered and to bid for an advertised property they are eligible for, up to three properties per fortnight.

Home-Link is open to existing tenants seeking a transfer, home seekers already on the housing register and people applying for housing for the first time. It gives customers more choice about where they want to live. Customers can see how properties in previous bidding cycles were let by looking at feedback of previous lets on the website or in the magazine, including the band of the successful bidder and how long they waited to be housed. Home-link covers all available Council and Housing Association homes, including sheltered, and includes a mutual exchange scheme.

In future we hope to use Home-Link to allow customers to see privately rented properties that may be available to rent across the Home-Link region.

In addition, CLG funding has been provided for an Enhanced Housing Options programme to reinforce the role of Home-Link as a portal for improved housing advice and assistance.

4.7 Supported Housing and Supporting People

The vision for Supporting People Cambridgeshire is *to enable as many vulnerable young people and adults as possible to improve, maintain or regain their independence through a range of housing related support options.*

In its Future Vision 2010 to 2015, Supporting People sets out four priority aims, to:

- Deliver more flexible and preventative services to improve the outcomes for the residents of Cambridgeshire
- Improve the quality of services and ensure the market is developed and managed appropriately to improve the outcomes for the residents of Cambridgeshire
- Develop stronger partnership working to improve the outcomes for the residents of Cambridgeshire
- Achieve a balanced budget within 3 years (i.e. by 2012) for the achievement of the above priority aims to be sustainable⁸

Projecting future support needs

In November 2008 CIVIS Consultants were commissioned by the Supporting People Team in Cambridgeshire to develop a model to project housing support needs for each vulnerable client group within the SP programme. The model also takes account of future growth within the county. Given the anticipated growth it is expected that the need for housing support services will increase considerably over coming years. Projections from the CIVIS needs analysis show the following:

Projected need for housing support services

Year	Projected need (in household units) ⁹
2010	12,862
2015	14,360
2020	15,832
2025	17,341

⁸ Please see <http://www.cambridgeshire.gov.uk/NR/rdonlyres/0A49A322-8EEE-4D8D-BE42-A1FCBF5E4088/0/SupportingPeopleStrategy20102015draft.pdf>

⁹ A household unit equates to the unit of support required by a single person, couple or family.

In 2010 the supply of household units is around 8,500 units. The districts where the greatest growth in need for household units is anticipated to be Huntingdonshire and South Cambridgeshire. The CIVIS model takes account of growth in that it projects the need for services based on prevalence rates and links these to population projections produced by Cambridgeshire County Council's Research Team. This projects need at county and district levels but cannot give specific need for each of the growth areas within the county. Further work is being undertaken to look at the projected need for housing support services in each growth site.

Cambridgeshire's Disability Housing Strategy

Through the Cambridgeshire Disability Housing Strategy, across the County there is agreement to require 10% of homes for people with disabilities and all affordable homes to Lifetime standards, via planning process. This strategy was agreed in 2009 and is being implemented across the County.

4.8 Gypsies and Travellers

The Strategic Housing Market Assessment sets out the accommodation needs assessment undertaken in Cambridgeshire to inform planning for gypsy and traveller provision, and refers to the Horizons new Provision Project¹⁰. The Sub-regional Housing Strategy includes a chapter on of gypsies and travellers housing issues, and includes a strategic aim to:

Respond to the diverse and changing needs of our communities including Gypsies and Travellers, ensuring that Gypsies and Travellers accommodation and support needs are met.

In 2010 there are three policy developments regarding Gypsies and Travellers across Cambridgeshire and our housing sub-region.

Following the removal of the East of England Plan, districts have agreed to work together to meet the new "light touch" guidance issues in August 2010, and to continue to work to ensure temporary and permanent sites are available for these households and for Travelling Show People.

Case Study: Gypsy and Traveller related projects in Cambridgeshire

The **County-wide** Traveller Strategic Coordination Group has been reconvened, and is commissioning a county-wide Gypsy & Traveller Strategy to help facilitate joint work on provision of sites and services and capture best practice. A County-wide floating support service has been commissioned for gypsies and travellers within the Cambridgeshire Supporting People framework agreement, with a target to increase provision across the county

Cambridge has used the New Horizons report to feed into their draft site criteria.

In **Fenland** a bid was submitted to HCA in April 2010 to fund a Traveller site near Wisbech. Work is also underway to consider regularisation of tolerated sites.

Huntingdonshire's Gypsies & Travellers DPD is in progress.

South Cambridgeshire is preparing a Gypsy and Traveller Development Plan Document to identify site allocations and planning policies that will be used to consider planning applications. The plan, currently at the issues and options stage, will consider how local need for Gypsy and Traveller pitches should be addressed.

¹⁰ http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/horizons_new_provision_project.pdf

5 Challenges and opportunities

The following table is based on the assessment of challenges and opportunities to the growth of Cambridgeshire found within the Integrated Development Programme.

Challenge/Opportunity	Implications	How Cambridgeshire is responding
Positive steps need to be taken to ensure that growth in Cambridgeshire is consistent with a lower carbon economic future	Low carbon solution, including renewable energy provision, building design, and particularly, transport need to be “designed in”. New communities must be resilient to climate change impacts such as extreme weather.	<p>The partnership takes these issues seriously, and is undertaking a number of projects with regard to renewable energy, water management, and zero carbon homes. The Integrated Development Programme considers the countywide investments needed to achieve low carbon outcomes.</p> <p>A particular success has been the Cambridge North West Joint Area Action Plan, which requires housing to be built to Level Five of the Code for Sustainable Homes, in advance of this being a legal requirement.</p>
There is a need for some rebalancing of housing and employment growth in the Ouse Valley in order to effect higher levels of sustainability	Role of market towns in Huntingdonshire needs to be developed.	A number of projects and key interventions are underway to develop the economic role of the Cambridgeshire market towns. These include Shaping Fenland and the regeneration of Huntingdon town centre.
Steps need to be taken to safeguard and enhance the provision of green infrastructure	Investing in green infrastructure, both within urban areas and along key corridors needs to be a priority	The Cambridgeshire Green Infrastructure Strategy review will allow the strategy to shape planning policy. It has already driven forward a number of projects, and will support a holistic approach range of interventions.
Issues relating to water supply and flood risk management need to be appropriately managed	These issues must be embedded in planning policy so as to be fully considered by the growth agenda	Water Cycle Strategies are being produced across the county to embed water issues within new developments and planning policies. Water issues are also being considered holistically within climate change mitigation projects.
The severe transport constraints facing both Cambridge and the wider Cambridgeshire area are stifling economic growth	Addressing transport constraints must remain a priority	Transport considerations, both local and strategic, are being fully considered as the growth agenda is planned and developed. Funding is being sought from a variety of innovative sources in order to ensure adequate travel capacity and a shift towards greater use of sustainable transport.
Cambridge as a whole needs to address substantial net in-commuting by increasing housing capacity	More housing is needed in the Cambridge area in locations that are appropriate in relation to the main employment sites	Considerable volumes of additional housing are being developed on the fringes of Cambridge, including 4000 homes on the Southern Fringe and 6000 to the North West. In addition, the Cambridgeshire Guided Busway will improve links to the larger employment areas (Science Park, city centre, Addenbrooke's)
The Cambridge area has outstanding strengths linked to biomedicine and is a global centre of excellence in this	Steps need to be taken to ensure that the economic impacts linked to these assets are captured to the full	The development at Cambridge Southern Fringe is key and its rationale links strongly to nurturing the growth of this sector, notably the provision of housing appropriate to the needs of people who work on the Addenbrooke's site

Challenge/Opportunity	Implications	How Cambridgeshire is responding
There is a need to invest to support the continuing growth of the high tech cluster, recognising that recent progress has been slower than expected	There is a need to recognise the wider needs of the cluster over the long term. In this context, provision for high tech manufacturing may be especially important	The need to make provision for high tech manufacturing is implicit within planning policy, including development of the market towns, and economic development planning.
The University of Cambridge needs to grow, to maintain its global position, and to ensure that economic impacts are captured locally. The University could also contribute more to the shaping of the growth for the city as a whole.	The development plans of the University should be factored into planning policy and supported as appropriate	The North West Cambridge urban extension is key to this, making explicit provision for the expansion of university facilities and buildings, in addition to housing for university key workers
Cambridge has an important role as a regional service centre and this role needs to continue to develop	Investment in Cambridge City centre and the station area is a continuing priority: the city centre must be consistent with the needs of a growing population	The CB1 Cambridge Station Redevelopment will enhance the main gateway into Cambridge and improve connectivity to the city centre.
The role of tourism in the local economy needs to be recognised	Tourism is seen as double-edged particularly in Cambridge itself, but it is an important contributor to economic growth	Regeneration projects such as the CB1 site and Huntingdon town centre will have a key role. Tourism is a consideration of the sub-regional economic strategy.
The Fens area is performing weakly economically, and its economic growth prospects are not strong	A long term regeneration strategy is needed for the area, recognising and responding to some of the underlying challenges	Regeneration priorities and economic development projects are identified in the rural districts' planning policies, particularly for March and Wisbech. These will respond to the skills challenges in the Fens.
Cambridgeshire has an acute shortage of affordable housing, as economic and population growth has outstripped housing growth, putting pressure on house prices	The Cambridgeshire Strategic Housing Market Assessment has examined in detail affordable housing needs, local planning policy have embedded requirements for affordable housing	All the Cambridgeshire Local Planning Authorities have set ambitious but achievable affordable housing targets. Cambridge City and South Cambridgeshire require 40% affordable housing, and this policy has been supported by a recent landmark appeal decision. Delivering these policies will allow new communities to be balanced and mixed, as well as reducing commuting distances.
Cambridgeshire has considerable assets in terms of the historic environment, both in Cambridge, the market towns, and wider landscapes.	New communities must respect the existing historic environment, enhancing it wherever possible to promote a sense of place.	The Quality Charter for Growth includes Character as a key theme, highlighting the need to respect existing buildings and landforms when planning and building new communities. The Quality Charter has been endorsed by local authorities in Cambridgeshire.

6 Delivery mechanisms

6.1 Joint working

Partnership arrangements have been established to deal with cross-boundary issues for the planning and development of Cambridgeshire's new communities. Major planning applications spanning the boundary between Cambridge and South Cambridgeshire administrative areas are determined by a Joint Development Control Committee, which includes local councillors from Cambridge City, South Cambridgeshire District and Cambridgeshire County Councils, advised by the Director of Joint Planning. These arrangements are supported by a Joint Planning budget from Communities and Local Government (CLG).

To project manage and drive the delivery of the growth agenda, the Local Delivery Vehicle (Cambridgeshire Horizons) was created (see page x).

The growth partnership seeks innovative solutions to deliver housing that might otherwise be stalled, both to meet acute housing shortages and to stimulate economic activity. Whilst the economic situation necessitates a change in our realistic expectations, and suggests the need to look at different ways of delivering homes and infrastructure, it does not change the underlying arguments in favour of sustainable growth. In response to the economic downturn and deteriorating funding situation, the Cambridgeshire partners have taken a number of innovative approaches to make progress with sustainable growth.

6.2 Housing Growth Fund

Cambridgeshire has been successful in securing awards of Growth Area Fund (GAF) and Housing Growth Fund (HGF). For 2008/09 some £14.9 million of capital was made available. A further capital sum of £22 million has been made available for 2009/10 and 2010/11. As HGF is a programme- rather than project-based scheme, these monies can be used with great flexibility across the growth agenda.

The management of the Housing Growth Fund monies demonstrates how the growth agenda partnership arrangements operate effectively. Cambridgeshire Horizons co-ordinated and submitted the overall bid for funding, which was agreed by all six local authorities. As HGF is not ringfenced, once the amount of HGF had been confirmed a process of apportionment was required. Through the Horizons-chaired Growth Partnership Board, the projects to be funded were considered by all the local authorities seeking to make best use of the funding to meet agreed objectives. This proposed programme of projects was then discussed and ratified at member level by the Cambridgeshire Horizons Board. Horizons has then monitored the projects and reported progress.

The October 2010 comprehensive spending review announced an end to HGF funding and the launch of Regional Growth Funding.

6.3 Rolling Fund

As part of the growth area funding settlement in 2007/08, the growth partnership was awarded £6m to deploy as "rolling fund" to invest as a loan to developers, easing the burden of Section 106 contributions in the early stages of development. The 2007/08 Rolling Fund was invested in the Addenbrooke's Access Road and will be repaid by developers (with interest) in coming years to be reinvested in further growth projects.

More recently, the growth partnership has recognised that development viability concerns are based on current cashflow, rather than long-term lack of profitability,

and agreed to allocate a large proportion of 2009-11 HGF capital to a “flexible fund” to stimulate and enable development of the Cambridge Fringe Sites. This works in a similar way to Rolling Fund, in that the funds are used with the expectation of a return, rather than simply as grant, with the form of loan or investment tailored to suit the needs of the relevant developers. A loan of £4.5m Flexible Funding has been made to Trumpington Meadows Land Company. The interest rate applied to the repayments and repayment dates are geared to the timely delivery of homes on site.

6.4 The Variable Rate Tariff, or Community Infrastructure Levy

Cambridgeshire Horizons has been leading work to examine the potential for a countywide system of standard charging on new development, in order to fund infrastructure. This charge could take the form of the Community Infrastructure Levy, its successor should it be reviewed by government, or a Variable Rate Tariff based in Section 106 legislation. However the funds are collected, one of the aims would be to provide contributions towards sub-regional projects. Any charge would need to have varied rates to take account of differing development economics across Cambridgeshire.

6.5 Tax Increment Finance

Tax Increment Finance (TIF) is a method of borrowing funds to pay for infrastructure, on the basis that additional housing requiring that infrastructure will increase tax revenues. Although this system is widely used in America, it has not been tried yet in the UK, in part because the US has a wider range of local tax instruments, such as property tax, whereas the UK tax system is more centralised.

The use of this approach was mooted in the 2009 budget, and the Treasury confirmed on 20th September 2010 that local authorities will be granted the power to operate TIF schemes. An initial pilot scheme has been suggested for Cambridgeshire, using the increments in business rate income, which could be returned to local control. TIF offers a major opportunity to deliver new infrastructure locally, supporting economic development and sustainable growth.

6.6 Total Capital

Cambridgeshire is one of the fastest growing counties in the country. This has resulted in a growth agenda requirement to address housing needs and to facilitate future economic growth of the area. Cambridgeshire partners are committed to delivering high quality, sustainable growth which will improve the quality of life for new and existing residents. The delivery of this growth will require significant capital investment in a worsening public sector funding climate. This facilitates the requirement to get more from the public sector assets. In return, asset values would be expected to increase as the county grows.

Each of the ten public sector partner organisations in the county owns assets of some kind, including the central government estate, which is to be included in the next phase of the project. By mapping and analysing the usage of all the assets owned by each partner we can potentially yield significant savings by combining, sharing and leasing or selling disposable assets where possible. In addition, improvements to services would be possible through selective co-location of partners and reconfiguration of property assets.

The Total Capital project will lead to better asset information for decision-making and would seek to deliver a joint asset management strategy for Cambridgeshire. This would focus on rationalisation of the existing operational estate and maximising the investment potential from pooling public sector-owned land and buildings.

7 Investment priorities

This section sets out the investment priorities identified by each district in August 2010. Each district has its own planning and corporate priorities and its own intelligence regarding the resources needed and outcomes to be achieved; therefore each has taken the approach best suited to their area. The schemes identified in each district are partnership projects, and may include projects involving or put forward by the County Council. The process to gather this data is summarised in Section 9. Each summary section includes:

- The total number of schemes identified and total funding required. Some of the funding required may be provided via Social Housing Grant. Where possible, districts have identified where Section 106 developer contributions are expected to pay a proportion of the overall costs of a project. However the level of information available varies, and in some cases negotiations may have reached a delicate stage. For this reason, estimates of total cost of development have not been included in district summaries.
- Number of schemes by priority. Each district has prioritised the projects identified on a scale of one to five, with 1 being the highest priority and 5 being the lowest. This prioritisation was based largely on deliverability and strategic importance, though partners have included commentary on their approach in the introductory notes to each section. Also the number of homes and affordable homes identified as deliverable and overall % this represents.
- Number of schemes and their costs by theme. Projects have been classified into the following seven themes: infrastructure, growth sites, regeneration, rural & market towns, supported housing, gypsy & traveller, and “other affordable housing”. These are not mutually exclusive - for example growth sites will include affordable housing, as will rural and market towns projects. To clarify the theme used to classify each project, the “timing of schemes” tables identifies the theme used, in column 2.
- An outline phasing table for each project, organised by the priority (1 to 5) identified. Wherever possible, districts have identified the years they anticipate each project starting on site and completing. These dates are used within each priority group to order the projects.
- A brief summary of the priority 1 projects identified by each partner has been included. More specific information may be available upon request.

Notes on how the information has been gathered and presented

- Each district has completed its proformas independently, following guidance, which have been brought together through the CLIP process. Authorities have provided notes which are provided as an introduction to each section.
- Monetary values have been rounded up to the nearest £50.
- Some projects do not require additional funding but have been included for completeness, or to highlight the steps already in place in progressing a significant housing or community development which may require funding.
- Some cost estimates for projects which will start in the later years of this plan may be less reliable than costs for projects which are ready to start on site.
- Guidance from the HCA led us to exclude “already funded” schemes (such as the growth site at Trumpington Meadows) and to include funding required for projects underway in 2010/11, although our main focus was on the years 2011/12, 2012/13 and 2013/14. A final column for “after 2013/14” is included where the information was readily available.

7.1 Cambridge

Local context

The need for Cambridge to grow - in order to meet high demand for housing and to help the local community to continue to prosper - has been recognised locally for many years. Cambridge City Council's objectives, along with its planning policy, service strategies and commitment to the Quality Charter for Growth, reflect the importance attached to:

- high quality, sustainable design;
- housing people can afford (with 40% affordable housing on developments of 15 or more homes);
- thriving communities, with good local facilities and access to jobs;
- creating more green, open spaces, rich in biodiversity, for people to enjoy;
- making it easier to get around the city by bus or bike or on foot without having to drive.

There are plans for over 10,000 new homes in Cambridge over the next 15 years, primarily on major developments on the southern and north-west fringes of Cambridge, and also on smaller infill sites across the city. Preparations for some growth sites are already at an advanced stage, so much so that six major developments could be under construction by the end of 2011/12.

The projects listed below include affordable housing schemes (both on the growth sites and across the city) and infrastructure schemes (physical, environmental and social) needed to ensure that the new neighbourhoods become an integral part of the city and help to enhance the local quality of life for everyone.

The priority ratings for affordable housing within Cambridge give particular weight to those schemes that are: critical for the city's growth; well-situated; and/or well advanced in terms of their delivery.

- Whilst there is a fair degree of certainty about the 'gap funding' required for Priority 1 schemes, the level of certainty reduces from Priority 2 projects through to Priority 5 projects.
- Where housing 'gap-funding' has not yet been specifically identified, assumptions about the funding requirement have been made based on £50,000 per unit of socially rented housing and £25,000 per unit for Intermediate housing.
- With the exception of the NIAB frontage land site (approved prior to the adoption of the Cambridge Local Plan 2006), the residential developments on the growth sites are based on 40% affordable housing.

The infrastructure schemes listed reflect the combined efforts of a range of partners, including the County Council's inputs into (and funding requirements for) transport improvements. The list will be updated and refined regularly, not least following the completion of the joint Local Infrastructure Study being carried out by Cambridge City Council and South Cambridgeshire District Council, which is due to be reported in 2011/12.

General

	Value	Percentage
Total number of schemes detailed	57	
Total funding required	£224,205,150	
Number and % of Priority 1 schemes	9	18%
Number and % of Priority 2 schemes	14	25%
Number and % of Priority 3 schemes	13	21%
Number and % of Priority 4 schemes	1	2%
Number and % of Priority 5 schemes	20	34%
Number of homes identified as deliverable	8,314	47%
Number of affordable homes identified as deliverable	3,922	

Themes

	Projects	Total Costs	Total funding gap
Infrastructure (I)	14	£82,090,650	£59,450,000
Growth Sites (G)	7	£306,898,550	£90,235,450
Regeneration (R)	3	£11,818,800	£5,325,000
Market Towns and Rural (M)	0	0	0
Supported Housing (S)	1	£2,006,900	£932,000
Gypsies and Travellers (GT)	1	TBA	TBA
Other Affordable Housing (A)	31	£175,600,850	£68,262,700

Timing of schemes scheduled for 2010/11 to 2013/14+

Note: Shading denotes years identified for funding required

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Priority 1								
Glebe Farm Development Site	G	286	114					
NIAB Frontage Site	G	187	58					
Council Houses, Seymour Court	A	30	21					
CB1 Station Area	G	331	132					
Roman Court	S	9	9					
Clay Farm Development Site - Affordable housing, community facilities and open space	G	2300	920					
Eastern Gate, Newmarket Road Corridor, Cambridge	I	0	0					
Project Cambridge (railway station to city centre improvements)	I	0	0					
Kaleidoscope Phase 2	A	55	55					

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Priority 2								
Section 106 The Fire Station	R	131	52					
Artisan Apartments	A	40	40					
Kendal Way Site	A	16						
Barnwell and Latimer Close	A	37	37					
Section 106 Eastern Gate	A	44	44					
S106 Betjamin House	A	156	63					
NIAB Development Site	G	1593	637					
Year 2 Council Houses	A	66	66					
Year 3 Council Houses	A	64	64					
Bell School	G	347	149					
City-wide community facilities	I	0	0					
City-wide recreation projects	I	0	0					
City-wide sports facilities	I	0	0					
Parks and Open Spaces	I	0	0					
Priority 3								
Cambridge Historic Core, Public Realm Improvements	I	0	0					
Section 106 Milton Road Primary School	A	71	31					
Cambridge City Football Ground	R	96	96					
Year 4 Council Houses	A	117	117					
Year 5 Council Houses	A	162	162					
Mill Road Depot	A	150	150					
North of Cherry Hinton Site	G	800	320					
New allotment provision - Southern Fringe	I	0	0					
CUP Housing Development - Off-site community facilities provision	I	0	0					
Informal Open Space - Southern Fringe	I	0	0					
Nightingale Avenue Pavillion	I	0	0					
Play Areas - Southern Fringe	I	0	0					
Sport Provision - Southern Fringe	I	0	0					
Priority 4								
East area community facilities	I	0	0					
Priority 5								
Homerton College	A	90	36					
British Telecom, Cromwell Road	A	140	56					
Downing College	A	100	100					
Section 106 Sandy Lane	A	22						
Eastfields	A	83	83					

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Peverel Road Site	A	24	10					
Henry Giles House	A	48	19					
Coldham's Lane/Newmarket Road Site	A	15	6					
Magnet Warehouse, Mill Road Site	A	50	20					
Ridgeons Site, Cavendish Road	A	28	11					
Grange Farm	A	35	14					
The Paddocks Trading Estate	A	93	37					
BT, Long Road	A	76	30					
295 Histon Road	A	22	13					
379 - 381 Milton Road	A	83	33					
Travis Perkins	A	76	30					
Willowcroft	A	67	27					
Mitchams Corner	A	43	17					
Parkside Police Station	R	131	52					
Additional New Pitches in Cambridge	GT	TBC	TBC					

Brief details of Priority 1 schemes

Glebe Farm Development Site

Delivers 114 affordable homes, made up of 86 social rented and 28 intermediate, alongside 172 private homes

Desired outputs

- 114 units of affordable housing at Code Level 4

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

NIAB Frontage Site

Delivers 58 affordable rented homes among 129 private homes, over two phases

Desired outputs

- 58 units of affordable housing.

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

Council Houses, Seymour Court

Delivers 21 affordable rented homes, alongside 9 private

Desired outputs

- 21 units of affordable housing at Code Level 4
- 2% of units fully wheelchair accessible.

Desired outcomes

- Meets identified housing needs

- Increases housing choice
- Delivers a mixed and balanced community

CB1 Station Area

Delivers 331 homes of which 40% affordable. Three additional units negotiated in phase 1). Tenure mix: 75% social rented and 25% shared ownership. Provides a capital contribution to The Junction youth and cultural centre for the Station Area re-development

Desired outputs

- 133 new affordable housing units
- Mix of social rented and shared ownership
- Improved facilities at The Junction to meet local need

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Mitigates increased population.
- Helps deliver balanced community and increased social cohesion

Roman Court

Former City Council sheltered scheme divided into two wings - CCC retains ownership of one wing and is funding refurbishment to create self contained accommodation for older people. Second wing (specified in CLIP) to transfer to Papworth Trust on long lease at peppercorn rent. The wing will be refurbished to provide 9 self contained one and two bedroom flats of supported housing for young people with learning and physical disabilities. Built to full wheelchair standard incorporating high level environmental standards in line with 'Greening the Box'.

Desired outputs

- Flagship project for young people with learning and physical disabilities

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

Clay Farm Development Site

Delivers 920 affordable units, of which 690 social rented and 230 intermediate on a site of 1,380 private units. Supported by equity investment through Cambridgeshire Horizons. Community facility (including health, library and community centre, Police touchdown space) serving development sites across the Southern Fringe of Cambridge. Adoption and maintenance of a large piece of open space containing: balancing ponds, school playing fields, open informal space, NEAP's, informal play areas and cycle paths.

Desired outputs

- 920 units of affordable housing at Code Level 4.
- Co-located community facilities; a community building serving all of the southern fringe developments.
- A secondary school and two primary schools.
- Extensive new open space.

Desired outcomes

- Meets identified housing needs

- Increases housing choice
- Delivers a mixed and balanced community
- Provides a focal point for balanced communities and social cohesion.

Kaleidoscope Phase 2

55 x 1 and 2 bed affordable flats

Desired outputs

- 55 affordable housing units to complete this scheme
- Includes units to wheelchair standard

Desired outcomes

- Meets identified housing needs
- Increases housing choice
- Delivers a mixed and balanced community

Eastern Gate, Newmarket Road, Cambridge

There is a need to improve this important route into Cambridge, and there are a number of redevelopment opportunities which will revitalise the area. These include:

- Improvements to traffic movement and circulation. Improved cycle and pedestrian routes along Newmarket Road, removal of pedestrian guardrails along Newmarket Road and East Road, re-establishment of historic links, re-connecting streets and strengthening key strategic routes and improvements to gateway/entry points.
- Improvements to open space, land use and activity. Improvements to existing open spaces and underused areas, encouragement of mixed use development, creation of active frontages onto the public realm.
- Improvements to the built environment through new development.

Projects include remodelling Elizabeth way roundabout, improvements to Newmarket Roads and East Road, remodelling of other traffic dominated junctions such as St Matthew's Street and Coldham's lane junctions. Guidance will also allow for improved quality of the built environment for new development in the area.

Desired outputs

- High quality improvements to the area through good quality design to the built environment and sustainability improvements;
- Thriving communities

Desired outcomes

- High quality public transport link from East of the city connecting to the R&R through to the city centre;
- Co-ordinated public realm and environmental improvements on Eastern Gate;
- Revitalised shops, services and businesses along the route;
- Encouraging more movements by public transport, bike and on foot.

Project Cambridge (railway station to city centre improvements)

This project seeks to improve road infrastructure and public realm between Cambridge Rail Station and the City Centre, to make it easier to get in and out of Cambridge by bus, by bike or on foot. This is a critical link in the City and such improvements are vital to the long term success of Cambridge. Key projects include:

- Widening of pavements to better cope with demand, reduce street clutter and provide improved cycle parking facilities, planting of street trees to provide the green continuity established further along the route on Hills Road
- Reallocation of space and improvements to the setting of the Our Lady of the English Martyrs Church.

- More direct pedestrian crossings and introducing cycle lanes on approaches to key junctions, to help prioritise cyclists at busy junctions.
- Opportunities to rediscover the function and vitality of the 'high street' and revitalisation of the hub at Hills Road.
- Link proposed CB station square to Hills Road, via high quality public realm
- Improve the connection into Cambridge Leisure from Hills Road.

Desired outputs

- Improved road infrastructure and public realm between Cambridge Rail Station and the City Centre in order to make it easier to get in and out of Cambridge by bus, by bike or on foot.

Desired outcomes

- High quality pedestrian and cycle link from the Station to the City Centre.
- Revitalised shops, services and businesses along the route.
- Encouraging more movements in Cambridge by public transport, bike and on foot.

Draft for consultation

7.2 East Cambridgeshire

East Cambridgeshire has made an extremely important contribution to new homes across the County over the past decade, exceeding the targets set out in the RSS. This has led to the area being recognised as being one of the fastest growing districts in the UK but has also placed enormous strain on key services and the local infrastructure.

The District has a long-term vision for further growth across its three market towns in Ely, Soham and Littleport which will be supported by investment in jobs, services and infrastructure. The new sustainable Community Strategy for East Cambridgeshire (to be published in Autumn 2010) will emphasise this commitment to further sustainable growth and expansion.

The District Council's Core Strategy was adopted in 2009 and sets out the framework for housing and employment growth up to 2025. This strategy will be reviewed in 2011 following completion of masterplans for Ely, Soham and Littleport. These plans have taken a longer-term view of the growth and development wishes of local residents, businesses and community groups and have embraced the Coalition Government's new localism agenda.

The Ely Masterplan sets out proposals for up to 4000 new homes up to 2031, the majority of which will be based in the North of the City. Elsewhere, The Soham Masterplan Vision sets out additional housing growth potential of 3100 new homes and looks to reshape the future of the town through the addition of two new gateways. The Littleport Masterplan is due for completion in May 2011 and will look to deliver an additional 1700 homes over the next 20 years as well as preserving and extending the unique natural fen setting of the town.

One of the key objectives of the revised Core Strategy will be to look to address the current imbalance between housing and employment growth. East Cambridgeshire has seen significant growth in new jobs over the past decade, but it still has one of the lowest jobs density ratios in the East of England. A large proportion of the resident workforce currently commute outside of the District to work and it will be extremely important to redress this balance in the future in order to deliver sustainable growth.

Aside from these larger longer-term developments, the District Council will be focusing its efforts on rural exception sites, smaller sites in villages and market towns where housing need is great. The District needs to develop more affordable housing and appropriate housing projects to meet the needs of a changing demography and in particular to meet the needs of a rapidly ageing population.

Although East Cambridgeshire has a strong track record of housing delivery, future success will be dependent upon funding mechanisms for infrastructure improvements. As such the District Council is in the process of finalising an investment infrastructure strategy for the District which sets out the key facilities and services required to help support the significant growth in population levels. This emerging document has informed a number of infrastructure projects which are listed in the CLIP for financial support and will be fundamental for achieving the growth levels for East Cambridgeshire Market Towns.

General

	Value	Percentage
Total number of schemes detailed	26	
Total funding required	£48,957,000	
Number and % of Priority 1 schemes	6	23%
Number and % of Priority 2 schemes	12	46%
Number and % of Priority 3 schemes	5	19%
Number and % of Priority 4 schemes	3	12%
Number and % of Priority 5 schemes	0	0%
Number of homes identified as deliverable	3,932	34%
Number of affordable homes identified as deliverable	1,337	

Themes

Theme	Projects	Total Costs	Total funding gap
Infrastructure (I)	7	£31,730,000	£28,151,000
Growth Sites (G)	2	£104,000,000	£2,000,000
Regeneration (R)	2	0	0
Market Towns and Rural (M)	3	£15,652,000	£7,321,000
Supported Housing (S)	5	£18,000,000	£4,800,000
Gypsies and Travellers (GT)	0	0	0
Other Affordable Housing (A)	7	£18,809,950	£6,685,000

Profiling of schemes scheduled for 2010/11 to 2013/14+

Note: shading denotes years identified for funding

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
Priority 1								
North of 21 Beck Road, Isleham	A	21	5	■				
A10 Public Transport Corridor	I	0	0	■				
5 Soham Road	M	32	32	■	■			
Fordham Road, Soham	A	96	29	■	■			
Improvements to A142, Angel Drove to Stuntney Causeway	I	0	0		■	■	■	
Ely Railway Station Interchange	I	0	0					■
Priority 2								
Land between Bendyshe Farm and Bell Rosad, Bottisham	A	46	9	■	■			
Rural Exception Sites - medium term	M	122	122	■	■	■		
Old Station Goodsyard, Littleport	M	20	6		■			
East Cambs DC owned sites for affordable	S	19	19		■			

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010/11	2011/12	2012/13	2013/14	After 2013/14
housing								
John Beckett Court and Bedford House	S							
Rural Exception Sites - longer term	M	16	16					
Soham Railway Station	I	150						
Eastern Gateway, Soham	G	0	0					
Ely City Centre Bus Interchange	I	0	0					
Ely Country Park	I	0	0					
Lisle Lane and Princess of Wales Hospital, Ely	A	200	60					
North Ely	G	3000	1000					
Priority 3								
White Land, Highfields Farm, Littleport	A	130	39					
Station Road/The Causeway, Soham	A							
Bell Holt, Ely	S	80						
Ely Sewage Works	R	0	0					
Supported housing for people with high needs, Ely	S							
Priority 4								
Ely City Centre	R	0	0					
Ely Leisure Village	I	0	0					
Littleport Extra Care Scheme	S	0	0					

Brief details of Priority 1 schemes

North of 21 Beck Road, Isleham

S106 site - detailed consent for 21 homes including 5 social rented, 3 and 4 bed. Land sold by parish council with a "local connection" nomination criteria agreed

Desired outputs

- 5 rented homes that otherwise would not be swiftly delivered

Desired outcomes

- Large families in adequate accommodation

A10 Public Transport Corridor

To increase the bus service along this vital corridor between Ely and Cambridge by doubling the frequency and providing Real Time Bus Information. There is currently an hourly service between Ely and Cambridge, with most buses operating via the nearby villages. This gives an unattractive service. There is also no RTBI at any point along the route. Ely has exceptionally high levels of out commuting, which would be relieved by increasing the number of bus passengers, as well as reducing congestion on this major corridor.

Desired outputs

- Provision of a half hourly bus service

Desired outcomes

- Increased number of bus passengers
- Reduced congestion and reduced CO₂ emissions

5 Soham Road

100% affordable housing development, part within development envelope (10 units) and part Rural Exception Scheme (22 units).

Desired outputs

- 32 affordable homes including 26 social rented and 6 new build homebuy.
- Rural homes, including 12 larger (three and four bed) homes
- Additionality: this scheme delivers 7 more affordable homes than our policy requirement

Desired outcomes

- Improved housing conditions for those in need
- Improved sustainability of rural community

Ely Railway Station Interchange

To improve transport interchange facilities at Ely rail station, between rail and all other modes. Ely rail station is seen as an important gateway to the city and the current situation is very poor and unwelcoming, particularly for pedestrians.

Desired outputs

- Improved interchange

Desired outcomes

- Increased use of sustainable transport methods

Fordham Road, Soham

S106 site - 96 housing units including 29 affordable homes

Desired outputs

- 29 affordable units in accordance with policy, comprising 21 rented and 8 intermediate. The mix has been agreed with ECDC

Desired outcomes

- Improved housing conditions for those in need
- Improved sustainability of this rural market town's community

Improvements to the A142 between Angel Drove and Stuntney Causeway

To construct a link road connecting Station Road and Angel Drove, with a new bridge spanning the railway line to take HGVs and other large traffic away from the level crossing.

Desired outputs

- Provision of a link road

Desired outcomes

- Removal of congestion from the station area.
- Removal of through traffic from much of Ely.
- The opportunity to create a new station gateway area for Ely.

7.3 Fenland

The Shaping Fenland's Future Project (precursor to the Fenland Investment Plan)

Our Corporate Plan demonstrates that we want to improve the quality of life for all of our residents. We already work in partnership to address the needs of the local community, but we now want to look at the really big picture which is why we've launched 'Shaping Fenlands Future'.

The aim of this project is to create a vision that will inform the activities and investment of key public and private sector businesses over the next 20 years and into the future.

It is accepted that to address all the issues Fenland faces FDC can not do it alone, therefore key partners such as Cambridgeshire County Council (CCC), East of England Development Agency (EEDA), HCA, Cambridgeshire Horizons, National Health Service Cambridgeshire (NHS Cambs), Government Office for the East of England (Go East), Partner Registered Social Landlords, the Police Authority and the Fenland Strategic Partnership (FSP) are supporting the Shaping Fenland Future project.

A holistic partnership approach to forward planning services and the social, economic, environmental and physical infrastructure is required to identify the needs and opportunities required in order to maximise the potential of the district. The results of which will shape an enhanced Sustainable Community Strategy (SCS). We have been able to commission AECOM Design and Planning to support and deliver the project.

The Shaping Fenland consultant (made up of a professional and experienced multi disciplined team) will take forward a visioning exercise to develop a settlement hierarchy and establish broad locations for growth. Set in this context, with an infrastructure delivery plan, this will inform the future SCS and the evolving Local Development Framework (LDF).

Shaping Fenland is about developing an integrated approach to spatial planning including social, economic and environmental issues. The concept ensures that the future growth of Fenland is set within an overall context that is sustainable and that delivers real benefits for the local community.

The Shaping Fenland project team are considering the evidence base work completed to date to develop an overarching vision that ties together housing with other economic, social and environmental aspects. The work will then put forward recommendations on the overall scale of growth, strategic sites to accommodate this growth and the housing mix of these sites. Once completed, the Shaping work will also form part of the evidence base that is legally required to inform and support the statutory Local Development Framework.

The development of a strategy for affordable housing including the mix and viability of sites is an important part of the Shaping Fenland Project. The completion of this project towards the end of 2010 will establish a growth strategy for the next 20 years, giving confidence that we have a confirmed approach to deliver affordable housing as part of that process. We expect to be able to develop a fully costed long term plan and approach for affordable housing when this project is complete. We will firmly embed this approach into our Local Development Framework during 2011.

It is important to note that the Shaping Fenland project is effectively a single conversation for Fenland District. Unlike more conventional LDF delivery the process fully involves all our key stakeholders (as discussed above). Each stage of the process will be fully signed off by the Partner Steering Group to ensure that everyone is working to the same approach.

To find out more, and to hear from some of the key public organisations backing the Shaping Fenland project have a look at the Shaping Fenland DVD and booklets:

http://www.fenland.gov.uk/assets/shaping_fenlands_future/shaping_fenlands_future.pdf

<http://vimeo.com/11302277>

Structure of Fenland's LIP

- Cambridgeshire Local Investment Plan
- The Shaping Fenland Project
- Summary Table of Development (Pre Shaping Fenland Investment Plan)
- Nene Water Front Regeneration Project
- Sites with Planning Permission
- Sites with Planning Permission Anticipated in the near Future
- Specialist Housing - Rural Exception Sites
- Specialist Housing - Supported Housing

Draft for consultation

General (Based on two potential options for the Nene Waterfront site)

	Value (NWF option 1)	Value (NWF option 2)	Percentage
Total number of schemes detailed	56	56	
Total funding required	£26,541,770	£25,147,366	
Number and % of Priority 1 schemes	18		33%
Number and % of Priority 2 schemes	5		9%
Number and % of Priority 3 schemes	2		4%
Number and % of Priority 4 schemes	30		55%
Number and % of Priority 5 schemes	0		0%
Number of homes identified as deliverable	2,133	2,363	
Number of affordable homes identified as deliverable	952	943	
Average percentage affordable this represents, across the district	45%	40%	

Themes

Theme	Projects	Total Costs (NWF Option 1)	Total Costs (NWF Option 2)	Total funding gap (NWF Option1)	Total funding gap (NWF Option2)
Infrastructure (I)	TBC	TBC	TBC	TBC	TBC
Growth Sites (G)	TBC	TBC	TBC	TBC	TBC
Regeneration (R)	2	£10,930,800	£3,870,000	£3,395,404	£2,001,000
Market Towns and Rural (M)	4	£2,099,320	£2,099,320	£2,955,000	£2,955,000
Supported Housing (S)	3	£23,400,000	£23,400,000	TBC	TBC
Gypsies and Travellers (GT)	1	£2,200,000	£2,200,000	£2,200,000	£2,200,000
Other Affordable Housing (A)	46	£32,469,860	£32,469,860	£17,991,366	£17,991,366

Profiling of schemes scheduled for 2010/11 to 2013/14+

Note: Shading denotes years identified for funding required

Site Address	Theme	Total plots	AH Generated	2010/11	2011/12	2012/13	2013/14	2014/15+
Priority 1								
Grounds Ave, March	A	27	27	■				
Tinkers Drove, Wisbech	A	5	5	■				
Former Playing Field Kingsfield Treeway, Chatteris	A	65	65	■				
Land North Of 148 - 150 Stonald Road, Whittlesey	A	34	34	■				
Tern Gardens, Chatteris	A	20	7		■			
Acacia Ave, Wisbech	A	31	31		■			
Storbeck Garages, Wisbech	A	8	8		■			
Land south of Elliot Rd, Fishermans Drive, March	A	63	33		■			
Land West Of Ramsey Road (Aliwal Site), Whittlesey	A	24	8		■			
Fenland Park Lerowe Road, Wisbech	A	83	29		■			
Harrys Way, Wisbech	A	40	40		■			
Exception Site, Parson Drove	M	10	10		■			
Nene Waterfront, Wisbech Option 1	R	100	52			■	■	
Nene Waterfront, Wisbech Option 2	R	330	43			■		
Old Field Lane, Wisbech	A	42	13				■	
Land North-west Of Saldean High Road, Guyhirn	A	15	5					■
Highways Depot, Queens Street, March	A	24	7					■
Young Peoples Foyer, March	S	17	17					■
Priority 2								
228- 230 Stonald Road, Whittlesey	A	24	8					■
Land South West Of Williams Way, Manea	A	15	5					■
Extra Care, Wisbech	S	50	50					■
Extra Care, Whittlesey	S	50	50					■
Priority 3								
Leverington	M	9	9		■			
Priority 4								
Exception Sites, Various	M	40	40			■		

Brief details of Priority 1 schemes

Grounds Ave, March

Backland to former council housing now transferred to a Registered Social Landlord, which can accommodate circa 65 dwellings.

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 65 mixed tenure homes
- Delivery of homes on backland plot, making best use of the available land

Tinkers Drove, Wisbech

Delivery of 5 houses on scrubland owned by Cambridgeshire County Council in the Waterlees area of Wisbech. This is the area of a regeneration pathfinder project where the focus of the council neighbourhood team is to build social capacity and improve the environment.

Desired outputs and outcomes

- 5 affordable homes
- In addition to the social housing the scheme will release land required by the adjacent Community Centre for parking, improving accessibility and relieving congestion on surrounding streets. This will in turn help with letting the community rooms, making the Centre more sustainable.

Kingsfield Treeway, Chatteris

Delivery of 65 houses and flats on County owned land in Chatteris. Likely tenure mix: 60% social rented, 40% intermediate.

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- A mix of affordable homes
- Making best use of County land assets

Land North Of 148 - 150 Stonald Road, Whittlesey

Delivery of 34 homes

Desired outputs and outcomes

- A proportion of housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 34 mixed tenure homes

Tern Gardens, Chatteris

Delivery of 20 dwellings, of which 7 affordable units resulting from S.106 agreement with the developer, Construct Reason. Will comprise four 2 bed and three 3 bed houses.

Desired outputs and outcomes

- A proportion of housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 20 mixed tenure homes

Acacia Ave, Wisbech

Will deliver 31 houses and flats on derelict land owned by Roddons HA in partnership with Wisbech Town Council. The scheme includes the provision of a community allotment site to be managed by Wisbech Town Council.

Desired outputs and outcomes

- 31 mixed tenure homes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- Community allotment site
- Derelict land brought back into use

Storbeck Road, Wisbech

8 houses and flats on a brownfield site, owned by FDC

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 8 affordable homes
- Making best use of this unused council-owned site

Land south of Elliot Rd, Fishermans Drive, March

Residential development of up to 63 residential units. Affordable housing anticipated as 33 houses on a mixed tenure site, to be developed in partnership with Lovells

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 63 mixed tenure homes
- Mixed, balanced community
- Joint venture with a private developer, assisting private housing market

Land West Of Ramsey Road, Whittlesey

Delivery of 24 dwellings comprising;

- 2 x 2-bed terraced houses
- 4 x 3-bed terraced houses
- 1 x 2-bed semi-detached house
- 3 x 3-bed semi-detached houses
- 1 x 2-bed detached bungalow
- 5 x 3-bed detached houses
- 8 x 4-bed detached houses

All with associated garages and parking, involving demolition of existing buildings.

Assuming 30% to 35% affordable housing which equates to 7 or 8 units

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 24 mixed tenure homes
- Mixed, balanced community

Fenland Park Lerowe Road, Wisbech

Delivery of 40 affordable homes

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- Facilitate delivery of a further 43 open market dwellings

Harrys Way, Wisbech

Delivery of 40 mixed tenure houses

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- Joint venture with an RSL to help release this stalled site

Exception Site, Parson Drove

10 houses on a rural exception site

Desired outputs and outcomes

- Housing that is affordable in a district where incomes are significantly lower than the rest of Cambridgeshire
- 10 affordable homes
- Delivery of affordable rural homes for local people
- Improved sustainability of a rural community

Nene Waterfront, Wisbech Option 1

The first phase of the £50 million regeneration project - the Boathouse Business Centre, Foyer Project, Yacht Harbour, Boatlift and Slipway - has been completed.

Three remediated and serviced sites have stalled. This option proposes the purchase of land and building 100 mixed open market, social rented and shared ownership homes, based on the 'Kickstart' approach to unlocking the site.

Desired outputs and outcomes

- Get Phase 2 of the Wisbech Nene Water Front Regeneration Project going
- This will lead to the release of 330 homes in Wisbech
- 100 mixed tenure homes

Nene Waterfront, Wisbech Option 2

The first phase of the £50 million regeneration project - the Boathouse Business Centre, Foyer Project, Yacht Harbour, Boatlift and Slipway - has been completed.

Three remediated and serviced sites have stalled. This option proposes the purchase of 43 social rented and shared ownership homes. The Kickstart approach is not part of this option.

Desired outputs and outcomes

- Assist with the completion of Phase 2 of the Wisbech Nene Water Front Regeneration Project
- 43 affordable homes

Gypsy/traveller site sustainability project

Will allow for the refurbishment of 40 pitches and provision of 5 additional pitches

Desired outputs and outcomes

- Upgrade of 40 pitches to decent standard and securing the life of the pitches for an additional 30 years
- 5 additional pitches

Other Priority 1 schemes without specified dates:

Old Field Lane, Wisbech

Land North-west of Saldean High Road, Guyhirn

Highways Depot, Queens Street, March

Young Peoples Foyer, March

7.4 Huntingdonshire

Housing Strategy and the Strategic Context for Huntingdonshire's Local Investment Plan

Introduction

The completion of Local Investment Plans in Cambridgeshire is taking place at a Countywide level with Cambridgeshire Horizons leading the process, compiling a joint plan with each District providing information on their areas as required. This paper provides the strategic context for Huntingdonshire.

Background to Huntingdonshire

Huntingdonshire has been assessed under the Audit Commission's CPA framework as an 'Excellent' Council. The Council understands its role in helping to balance the housing market and to assess and plan for the future needs of the population. The Council no longer has housing stock as this was transferred through LSVT in 2000. We have a clear vision and ambition for Huntingdonshire and are committed to using our powers to intervene in the market to improve people's lives and make Huntingdonshire a better place to live. We aim to do this by improving housing conditions, balancing housing need and supply across tenures, offering help and assistance when people are in housing crisis and enabling opportunities for vulnerable people to live independently. We view all of these things as an important part of our place shaping role and are committed to working in partnership to achieve them.

The Council uses a range of information sources to help drive its plans and inform investment decisions including:

- Strategic Housing Market Assessment (SHMA) - this has been carried out in accordance with central government guidance
- Private sector stock condition survey - this was updated by desk-top study in 2008 and a new survey is currently being commissioned.
- Census statistics and other demographic projections
- Trends in our services and customer feedback

A few headlines from these information sources suggest:

- Huntingdonshire has an estimated population of 162,000. The population is projected to increase to 164,500 by 2021. Looking to the future, Huntingdonshire will see a decrease in the 30-59 and the 0-15 age group, and a significant increase in older people aged 65+ in addition to a general increase in single person households.
- Overall, Huntingdonshire is a fairly prosperous district where people enjoy a good quality of life. According to 'Huntingdonshire Today¹¹', deprivation in Huntingdonshire overall is relatively low although the ward of Huntingdon North, which includes a concentration of social housing has particularly high levels of deprivation. Unemployment remains relatively low at 4.0%, compared to the UK average of 5.7%, but has increased since 2006, when unemployment was calculated to be 2.9% and 5.1% respectively.
- 86% of the housing stock in Huntingdonshire is within the private sector so the Council's work on planning and developing new housing, improving existing housing conditions, and supporting owner-occupiers, tenants and landlords is

¹¹ Huntingdonshire District Council, 'Huntingdonshire Today', March 2008

important, particularly in the economic downturn when people have less disposable income to maintain or improve their homes.

- There is a significant affordability problem in the district with average house prices of £208,500 and average earnings of just £22,640 per annum. Huntingdonshire has the lowest proportion of social housing (12%) in the county, and one of the lowest proportions in the Eastern Region. It is estimated that 60% of the population do not presently earn enough to buy a lower quartile home. As a result of this there are nearly 3,718 (at 20 August 2010) households on the Housing Register, and the housing needs assessment in the SHMA states that there is a need to build between 738 new affordable homes each year to meet the need.
- There is a small BME population of about 3% in the district. Research leads us to believe that on the whole the BME population are better educated and skilled and hold better paid employment than the population overall. This varies between BME groups with Asian - Pakistani and Black - African groups facing higher levels of disadvantage. Approximately 4% of people on the Council Housing Register are from BME groups but statistics on the ethnicity of people re-housed show that people from BME groups receive housing allocations broadly in proportion with their representation on the register. Whilst this remains the case, the Council does not believe there to be a case for specialist BME housing schemes.

The Strategic Context: Huntingdonshire Sustainable Communities Strategy ¹²

The Huntingdonshire Strategic Partnership has a Sustainable Community Strategy for Huntingdonshire, which sets out how, by working together, we can meet local and national priorities. The Community Strategy's long term vision is based on what local people have told us is important for them now and in the future, which is:

Huntingdonshire is a place where current and future generations have a good quality of life and can:

- Make the most of opportunities that come from living in a growing and developing district;
- Enjoy the benefits of continued economic success;
- Access suitable homes, jobs, services, shops, culture and leisure opportunities;
- Realise their full potential;
- Maintain the special character of our market towns, villages and countryside; and
- Live in an environment that is safe and protected from the effects of climate change and where valuable natural resources are used wisely.

The Strategic themes are:

- Growth and infrastructure
- Health and well being
- Environment
- Children and young people

¹² Huntingdonshire Sustainable Community Strategy can be found at:
http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Business%20and%20Economic%20Development%20Documents/Huntingdonshire%20Strategic%20Partnership/hps1017_-_sustainable_community_strategy_booklet_web.pdf

- Inclusive safe and cohesive communities
- Economic prosperity and skills

Growing Success, the Council's Corporate Plan¹³

To support the Huntingdonshire Community Strategy aims (see above), the Council will strive to:

- make the most of the opportunities that come from growth by promoting the development of sustainable communities;
- enable people to realise their full potential and have access to suitable homes, jobs and services;
- work towards achieving a balance between social, economic and environmental needs; and
- maintain 'excellent' standards.

The Community aims are:

- A clean, 'green' and attractive place
- Housing that meets individual needs
- Safe, active and inclusive communities
- Healthy living
- Developing communities sustainably
- A strong, diverse economy

The Council aims are:

- To improve our systems and practices
- To learn and develop
- To maintain sound finances

Housing Strategy

The Council's Housing Strategy is currently being refreshed and new emerging priority outcomes further develop two of the community aims.

Developing Communities Sustainably

Priority Outcome 1. To ensure an appropriate supply and mix of new housing to meet future needs	
Brief commentary on how we achieve objective	The Local Development Framework sets out our planning policies and proposals for the area. This details our long term vision and overall approach to managing change up to 2026. The LDF Core Strategy was subject to an Examination in Public in March 2009 and adopted by the council in September 2009. The LDF allocated land for housing to meet our targets for growth. This was initially set to comply with the East of England Plan but following the Government's decision to revoke Regional Spatial Strategies the Council is minded to continue with this level of growth in support of population and economic growth. Supporting

¹³ Growing Success can be found at: <http://www.huntingdonshire.gov.uk/SiteCollectionDocuments/HDCCMS/Documents/Business%20and%20Economic%20Development%20Documents/Best%20Value/Growing%20Success%202010-11.pdf>

	<p>policies aim to influence the development industry to build a range of house types sizes and tenures to meet the needs of the local population. The Strategic Housing Market Assessment is continually updated and provides our evidence base for housing need within the district.</p> <p>Selective regeneration is underway in Ramsey and in Oxmoor, Huntingdon where a regeneration initiative started some years back funded by the Single Regeneration Budget. Progress has been made with upskilling the local population, encouraging community development and improvements to the local area. There are further proposals for selective demolition and re development which would be of interest to the HCA.</p>
HCA investment areas	<p>Kickstart funding to stimulate the house building industry in the current market downturn</p> <p>Regeneration of Oxmoor</p>

Objective 2. To enable the provision of the social and strategic infrastructure to meet current and future needs.

Brief commentary on how we achieve objective	<p>Huntingdonshire District Council commissioned a joint consultancy team, led by EDAW plc, to undertake an in-depth study into the various physical and social infrastructure needs arising from the LDF Core Strategy. This informed the preparation of the Local Investment Framework (LIF) designed to assist the Council in delivering the Local Development Framework. A significant role of the LIF has been to determine the scope and scale of public sector and landowner / developer contributions required to deliver the supporting physical and social infrastructure, together with a broad agreement on a 'route map' for the way forward.</p> <p>Government guidance is awaited on proposals to introduce a Community Infrastructure Levy that would be applied to all new housing to help fund the infrastructure costs associated with housing growth.</p> <p>Even with the proposed levy, there is a significant deficit in funding to pay for the infrastructure required to support housing growth. This has been quantified at the Spatial Planning Area level (see development schedule) consistent with the LDF Core Strategy.</p>
HCA investment areas	<p>Opportunities to fund infrastructure to enable housing growth to be delivered. This funding could be on a 'pump priming' basis.</p> <p>Depending upon site economics, the funding could be re-cycled once the development revenue starts to flow.</p>

Objective 3. To enable the provision of affordable housing

Brief commentary on how we achieve objective	<p>The Council seeks to maximise the land available for affordable housing with the recent LDF Core Strategy securing a target of 40% affordable housing on eligible sites. A tenure split of 70% social rented housing and 30% low cost home ownership is set out in the Policy to meet the needs identified in the Council's SHMA. These targets have been subject to a rigorous viability assessment by Drivers Jonas in 2009.</p> <p>There is very little land within HDC's ownership that has not already been transferred for affordable housing. The Council invests approximately £500k per year in new affordable homes and is willing to discuss with the HCA how this can be strategically targeted in conjunction with HCA's funding.</p>
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HCA investment areas	New affordable housing to fund 40% on eligible sites to a tenure split of 70% social rent 30% LCHO HomeBuy - local demand demonstrates a need for Open Market HomeBuy products, should funding become available.
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Housing which meets local needs

Objective 4. To promote well maintained and managed housing stock and bring empty homes back into use	
Brief commentary on how we achieve objective	<p>The Council encourages property owners to keep their stock in good condition through education, encouragement, targeted funding and where necessary, enforcement. RSLs have informed us that all their homes will meet the Decent Homes standard by the end of 2010.</p> <p>The Council has a number of initiatives to help improve energy efficiency and tackle carbon emissions. Examples include the Council's Warmer Homes for Life scheme which is funded entirely through the Government Decent Homes grant. This scheme provides insulation and heating controls to the homes of vulnerable people on low incomes. The grant is also used to tackle category 1 health and safety hazards. The number of vulnerable people occupying Decent Homes in the private sector exceeds the Government target but investment in this area remains an important tool in supporting vulnerable people to live independently, particularly given that the majority of people are over the age of 65. HCA support in this area is requested.</p> <p>A programme of retrofitting energy efficiency measures to existing stock is proposed and is subject to an exemplar demonstration project in the district. The Council would like to roll this programme out to more housing if funding were to become available.</p> <p>Although not a significant problem in Huntingdonshire, bringing empty homes back into use is a priority as empty homes are a wasted resource. If funding were available, more homes could be brought back into use and in return, through nomination agreements with the Council, households in housing need could be accommodated.</p> <p>An under-occupation project is being considered to ensure RSLs make most effective use of the homes they manage and support from the HCA is requested in this area.</p>
HCA investment areas	<p>Retro-fit eco scheme - the council has acquired two existing properties and working together with The Building Research Establishment, these are being converted to incorporate the latest energy efficient technologies. This will be a demonstration project to show the potential to show best practice in environmentally friendly renovation of existing stock.</p> <p>Decent homes for vulnerable people in the private sector - to continue to tackle energy efficiency and category 1 hazards for vulnerable people in the private sector.</p> <p>Tackling empty homes - to bring empty homes back into use and through nomination agreements, house households in need.</p> <p>Under-occupation project will require some HCA funding but is likely to provide excellent value for money in making larger units of accommodation available.</p>

Objective 5. To support opportunities for the vulnerable to live independently	
Brief commentary on how we achieve objective	The Council's approach is to support NHS Cambridgeshire in enabling people to remain fit and healthy in their own homes for as long as possible thereby reducing the reliance on more expensive institutional forms of care. Provision of adaptations, community alarms, and floating support are all ways we contribute towards this objective. Where people cannot live independently we aim to enable a range of supported housing to meet identified needs. We have a pipeline of supported housing projects that have been worked up in partnership with statutory agencies and Supporting People.
HCA investment areas	Adaptations - The Council invests significant levels of resource in DFG each year. Funding for adaptations in the RSL and private sector is about £1.2m per year. Supported housing - there is unmet need for certain client groups in the district and unfunded proposals include: Frail elderly - 2 extra care schemes with more planned Mental health - supported housing scheme Learning disability - shared living scheme Safer homes / handyperson scheme - to enable people to remain in their own homes for as long as possible by assessing their needs and ensuring that hazards in the home are eliminated.

Objective 6. To achieve a low level of homelessness	
Brief commentary on how we achieve objective	The Council aims to prevent homelessness wherever possible. Where homelessness cannot be prevented the Council and partners aim to provide adequate housing and support to meet needs.
HCA investment areas	Provide new or remodel the existing homeless hostel and enhance the provision to replace the existing outdated shared-living hostel with self-contained temporary accommodation (Coneygear Court).

Future Growth. The Planning Position and Potential Scenarios

Introduction

The purpose of this note is to provide an informed commentary on the current strategic planning policies, and the emerging and potential future growth scenarios, that could impact upon Huntingdonshire.

The District Council's view is that all of the emerging options for future growth should be predicated upon, and therefore able to support, the Council's aspiration to continue to deliver appropriate levels of high-quality sustainable growth within Huntingdonshire.

This paper initially outlines the basis of the current and emerging planning policy position and the scale of the related growth options. It then goes on to provide more of a commentary 'in detail' regarding the emerging growth scenarios in respect of the various different locations/geographic areas of the district.

The Strategic Planning Policy Position

The current strategic planning policy position is set out in the Adopted Huntingdonshire Core Strategy 2009 which covers the period to 2026. The Council is now preparing other local development documents which will augment, support and deliver the strategies and proposals as set out in the Core Strategy.

In terms of the statutory 15 year housing supply targets, Huntingdonshire needs to deliver a minimum of 14,000 new homes (this equates to an annual target of at least 560 dwellings per year) and related scale of employment growth, which equates to about 85 ha of new employment land, and appropriate retail growth, amounting to about 25,000m² of new floor space, in the period 2001 - 2026. The additional employment proposed will help to address the current levels of out-commuting, thus making the District a more sustainable place. Similarly, the proposed retail development will help retain local expenditure and revitalise the market towns.

These substantial developments will have to be supported by the related provision of additional infrastructure including green infrastructure and new and improved community facilities. To this end the Council has developed a Local Investment Framework (LIF) as part of its work on preparing the Core Strategy. The Council is working with its partners to identify the key roles and responsibilities for delivering the LIF. This may include the adoption of a 'tariff' approach towards the collection of developer contributions.

Huntingdonshire is already hugely committed to the delivery of significant amounts of that planned growth, with about 9,500 of those additional homes and significant amounts of that employment land already in the development pipeline. The Adopted Core Strategy makes provision to deliver the remainder of these minimum growth requirements through its directions of growth and it also points to opportunities for sustainable additional growth beyond 2026.

These developments will also assist in bringing forward much needed Affordable Housing. The Adopted Core Strategy has confirmed that it is appropriate that qualifying developments should seek to achieve a target of 40% affordable housing delivery.

The Huntingdon Area

The Huntingdon Spatial Planning Area, as defined in the Adopted Core Strategy, encompasses both Huntingdon itself and the close-by Key Service Centres (KSCs) of Godmanchester and Brampton. The Core Strategy directs strategic growth to appropriate locations within the SPA with mixed use development, mainly comprising further residential (1,800+ homes) and employment growth (18ha), to be delivered on key brown field sites in Huntingdon West and at the former RAF Brampton, and in a sustainable urban extension to the south-east of Godmanchester. Housing will also come forward via the current 'Northbridge' allocation (1,050 dwellings), which is the subject of various planning applications currently under consideration, and from other redevelopment and infill schemes on appropriate brown field and infill sites across the SPA.

Employment growth of some 33 ha, is to come forward on green field land to the north-west of Huntingdon. It is envisaged that the attractiveness and vitality of the town centre will continue to be strengthened with the on-going redevelopment of the Chequers Court area, which could deliver around 14,000m² of new and enhanced retail floor space, and via complementary retail development within Huntingdon West (which will deliver around 6,000m² of new retail floor space).

Additional infrastructure will need to be provided to support these developments, particularly recognising the need to increase road capacity for the town centre, within Huntingdon West and in Hinchingsbrooke as a result of the planned A14 upgrading. Considerable progress, including the granting of planning permission and a resolution to pursue CPO powers if necessary, is now being made with regard to the delivery of the West of Town Centre Link Road.

Huntingdon has also been the focus for considerable regeneration efforts with progress being made with regard to the regeneration of the town centre, the delivery of new and enhanced community facilities and in respect of wider scale estate regeneration. The Oxmoor estate has been the location for some significant positive regeneration proposals, which have been supported by applicable Governmental and

local funding mechanisms, schemes which have delivered real tangible service and environmental improvements and other welcome related outcomes. This innovative work is on-going.

Alconbury Airfield lies a few miles to the north-west of Huntingdon. At the moment the site is in use for various temporary employment and storage purposes. Whilst it benefits from a current large scale extant employment permission (for a road/rail freight interchange and storage), its long term potential use remains uncertain. The site has been unsuccessfully promoted as a 'new settlement location' via the 'eco-towns' agenda and by various submissions to both the RSS and the RSS Review. The Council is currently engaging with the new owners of the airfield in order to learn more about their longer-term aspirations for the redevelopment of this important strategic site.

The St Neots Area

The St Neots Spatial Planning Area encompasses St Neots and the close-by KSC of Little Paxton. The Core Strategy directs large scale, strategic growth to a sustainable urban extension on green field land to the east of the Main East Coast Railway Line. It is envisaged that this sustainable urban extension could eventually deliver over 5,000 new dwellings, including the already commenced Loves Farm development, some 25 ha of new employment land, and new local shopping and community facilities. The Council's aspiration is that this development should be delivered in accordance with the highest environmental standards, and using the opportunity to utilise CHP, in-line with the emerging eco-quarter initiative. Capacity issues on the A428 will need to be addressed before the Highways Agency will support the delivery of the later elements of this additional growth. Other residential provision will continue to come forward via the development of existing commitments, and the bringing forward of redevelopment and infill schemes on appropriate sites within the SPA.

The employment element of the sustainable urban extension to the east of the town will also make St. Neots a more sustainable location. It is also proposed to improve the quality of the town centre in terms of shopping (with around 9,000m² of new retail floor space to be provided) and the range of available community and leisure facilities.

The St Ives Area

The St Ives Spatial Planning Area encompasses St Ives itself and the immediate area to the south of the river within the parish of Hemingford Grey. The adopted Core Strategy acknowledges that there are currently considerable outstanding commitments, both in terms of residential and employment land within St Ives and these, combined with considerable flood plain and landscape constraints have limited the scale of directions of growth in the Core Strategy to a modest urban extension to the west. Other limited residential provision will continue to come forward through redevelopment and infill schemes on appropriate brown field and infill sites within the SPA.

The Ramsey Area

The Ramsey Spatial Planning Area encompasses Ramsey itself and its immediate environs including Bury and part of the former RAF Station at Upwood. Ramsey is acknowledged to be the most remote and least sustainable of our market towns and it is currently suffering from considerable out-commuting and a decline in retail choice and local service provision. Accordingly the adopted Core Strategy focuses upon stimulating and bringing forward employment led, rather than residential led, regeneration.

There is planning permission for mixed use growth in the Gateway development to the north of town and the Adopted Core Strategy proposes the reuse and regeneration of part of the former RAF Upwood site for predominantly employment

led purposes. There will also be limited developments on brown field and infill sites elsewhere within the SPA. In total it is envisaged that about 300 homes and around 9ha of new employment land would be delivered within the Core Strategy period.

The Other Parts of the District

In the other parts of the District there are, and will continue to be, very limited opportunities to deliver any sustainable strategic growth. This was clearly endorsed by the Core Strategy Inspector. Even the District's KSCs are at the margins of sustainability and so there will be very limited additional growth in a few of the KSCs, at Sawtry, Yaxley and Fenstanton. Any other larger scale schemes that may come forward will need to be assessed on the basis of whether they are supportable departures from the agreed strategy.

The Council also acknowledges that it needs to put in place proposals to meet the defined needs of our Gypsy and Traveller community and work is on-going, in consultation with all interested parties, to prepare a targeted Development Plan Document. In accordance with the requirements of the Regional Plan Huntingdonshire needs to make provision for an additional 46 permanent pitches by 2021 plus potentially also take a share of the 'Cambridgeshire' requirement for transit and show peoples sites.

Local Infrastructure

Introduction

The Local Investment Framework (LIF) has identified a range of strategic and local infrastructure requirements over each of the Spatial Planning Areas (SPAs) defined in the LDF Core Strategy. This strategic infrastructure will be required and delivered by a combination of development proposals in each SPA. However, it is possible that the council may require assistance to unlock the delivery of specific development sites by early investment in strategic infrastructure and the HCA's assistance in such projects will be sought as necessary.

As a result, we have not, at this stage, identified specific infrastructure projects which will require HCA funding.

The information provided in this section refers to the Local Infrastructure Framework (LIF) work which is ongoing and which will inform the new Community Infrastructure Levy system which, it is envisaged will, eventually replace the historic planning obligation practices.

We have throughout provided information on an SPA basis - (including in the project pro-formas at Appendix 4). It is possible therefore to see the relationship between the infrastructure requirements for each SPA and individual projects.

Local Infrastructure Needed to Deliver the Core Strategy

PPS12 requires that a core strategy is supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area taking account of its type and distribution. It should identify:

- Infrastructure needs and costs
- Phasing of development
- Funding sources
- Responsibilities for delivery

And in doing so it should draw on and influence any strategies and investment plans of local authorities and other organisations.

Consultants engaged by the council in 2008 (EDAW) prepared a Local Investment Framework (LIF) which took a snapshot of what infrastructure and investment would

be required to meet the needs of PPS12. It went further and produced a series of spreadsheets containing this information which enables HDC to update the data in order to maintain an accurate picture of the situation at any one time .

Further work was undertaken as part of the LIF to consider the economics of development within Huntingdonshire to arrive at a viable draft charge (tariff) per unit of development to eventually replace section 106 negotiations currently undertaken for planning obligations.

It is intended that the infrastructure needs and costs identified in the LIF will be amended from time to time in consultation with stakeholders and partners . The phasing of development (housing trajectory) needs to be updated each year in line with the annual LDF monitoring exercise. Additional information on funding resources from other organisations needs to be added to the model and a refinement of the tariff to keep it in line with land values is required in order to reassess the extent of the funding gap.

The LIF identifies the total transport, utility and social infrastructure required. The growth projections devised by Cambridgeshire County Council and EDAW were discussed with Anglian Water , EDF, the Environment Agency and the Independent Drainage Boards to identify the constraints and triggers to the growth locations in the District. There are a considerable number of transport infrastructure improvements identified in the three principal market towns. Not all of these represent a constraint to further development but many seek to provide and improve transport networks and would contribute to more sustainable travel patterns . They have been costed but, unlike social infrastructure, would not necessarily be funded by development (exceptions would be Market Town Transport Strategy contributions for cycling, footpaths, bus provision).

In geographical terms, social infrastructure is shown within identified Spatial Planning Areas and Key Service Centres. The local areas used in this report are as follows:

- Huntingdon Spatial Planning Area
- Ramsey Spatial Planning Area
- St Ives Spatial Planning Area
- St Neots Spatial Planning Area
- Yaxley, Sawtry and Fenstanton Key Service Centres.

The following tables detail the gross demand for social infrastructure for each local area, based on information from the 2008/9 LIF. The first table for each area provides a potential social infrastructure delivery option, alongside justification for the proposals. The second table suggests an appropriate phased programme for these delivery options based on population growth rates.

Explanatory Notes

General

The pro-formas summarise future projects (identified through the Annual Monitoring Returns and discussion with Registered Providers) that have the potential to provide a significant level of development which includes affordable housing.

Priority

We have assessed the priority of each project (priority 1 being the highest) according to its importance to the sustained development of the district and how well it meets priority need. Projects that have a good prospect of being delivered, usually those that are more advanced in the planning process, have been scored higher as have those having strategic importance (see also following note).

Immediate or Strategic

Given the approach we have taken in defining priority, we have not used the 'Immediate' definition since this introduces inconsistencies and lack of clarity in some instances. It will be clear which are immediate by considering the timescales indicated for each project. For field 3 therefore, we indicate only the priority and whether the project has strategic importance.

Status or Stage

The most helpful and simple measure of the status of these projects is their progress in the planning system.

Total Costs

We have interpreted this heading as the overall cost of the affordable housing in each project. We have not attempted to estimate the cost for every project, only those few where we have reliable information (from a Registered Provider closely involved with the project, for example).

Funding Gap

This field shows the capital grant required to deliver the affordable housing at the level and mix required by current policy. For Huntingdonshire, that is: 40 percent of new homes should be affordable and 70 percent of the affordable homes should be social rented. We have either used figures provided by Registered Providers or estimated that a rented home will need £45,000 in grant and an intermediate home would require £15,000. These assumptions do not take into account the level of capital funding that is likely to be available in the future. Current need and policy remain in force and our responses to changing markets and public funding conditions will evolve over time.

Funding Gap Years

We have assumed equal tranches at the start and end of each project. The tranches for larger projects have been profiled on the assumption that the affordable homes will be built in phases.

Draft for consultation

General

	Value	Percentage
Total number of schemes detailed	59	
Total funding required	£179,852,000	
Number and % of Priority 1 schemes	15	25%
Number and % of Priority 2 schemes	17	29%
Number and % of Priority 3 schemes	26	44%
Number and % of Priority 4 schemes	1	2%
Number and % of Priority 5 schemes	0	0%
Number of homes identified as deliverable	7,898	
Number of affordable homes identified as deliverable	3,196	
Average percentage affordable this represents, across the district	40%	

Themes

Theme	Projects	Total Costs	Total funding gap
Infrastructure (I)	35	£64,500,000	£64,500,000
Growth Sites (G)	6	£7,310,000	£68,940,000
Regeneration (R)	4	TBA	£3,744,000
Market Towns and Rural (M)	2	TBA	£4,320,000
Supported Housing (S)	1	£8,100,000	£3,400,000
Gypsies and Travellers (GT)	0	TBA	TBA
Other Affordable Housing (A)	41	£16,965,000	£34,948,000

Profiling of schemes scheduled for 2010/11 to 2013/14+¹⁴

Note: Shading denotes years identified for funding required

Scheme name	Theme	No of homes	No of affordable homes	2010-11	2011-12	2012-13	2013-14	2013-14+
Priority 1								
32 High Street, Brampton	A	21	3	■				
Christie Drive, The Glades, H'brook	A	19	7	■				
North of Houghton Road, St Ives	A	102	29	■				
Former Retail, Barford Rd, Eynesbury	G	220	64	■	■	■	■	■
Golf Club, St Ives	A	128	37	■	■	■		
London Road, St. Ives (Jewson)	A	191	76	■	■	■		
Potential Rural Exception sites	M	60	60		■	■	■	■
Windmill Row, St Neots	A	24	10		■	■		
Whaddons/Buttsgrove Regen, H'don	R	55	55			■	■	
East Sapley, Oxmoor, Huntingdon	R	60	24			■	■	
St Neots Eastern Expansion	G	2370	948				■	■
Bearcroft Farm, Godmanchester	G	700	280					■

¹⁴ HDC specified projects in detail up to 2024/25. More detail is available in the individual proformas. For this table, any project starting in 2014/15 or after is noted in the final column.

Scheme name	Theme	No of homes	No of affordable homes	2010-11	2011-12	2012-13	2013-14	2013-14+
Under Occupation Project	A							
Priority 2								
115 High Street, Brampton	A	12	5					
West Street, Tan Yard, St Neots	A	23	9					
Smaller Rural Sites	M	150	60					
Parcel MXD C, Loves Farm, St Neots	S	58	58					
42 Huntingdon Street, St Neots	A	24	10					
Former Youth Centre, Priory Road, St Neots	A	27	11					
Land N. East of Regional College, Huntingdon	A	195	68					
Houghton Grange, St. Ives	A	90	36					
Corpus Christie Farm, GMC	A	25	10					
Gidding Road, Sawtry	A	190	76					
Northbridge Ermine Street	G	1057	423					
Primrose Lane, Huntingdon	A	30	12					
Ramsey Gateway	A	70	21					
Undeveloped Parcels, Loves Farm	A	100	40					
Loves Farm Reserve, St Neots	A	45	18					
Priority 3								
The Old Granary, Sawtry	A	10	4					
Kings Lane Garage, St Neots	A	12	5					
Land S. of Bus Garage, Huntingdon	A	68	37					
52 Chapel Street, Yaxley	A	14	6					
Unit 5 Bury Road, Ramsey	A	19	8					
Whytefield Road, Ramsey	A	35	14					
Bydand Lane, Little Paxton	R	49	14					
Earning Street, GMC	A	15	6					
Adj Leisure Centre, St Neots	A	15	6					
South of New Road, St Ives	A	20	8					
Ivy Nurseries, Fenstanton	A	45	18					
Regional College, Almond Road, St Neots	A	55	22					
Golf Club Extension, St Ives	A	380	152					
Car Park, Samuel Pepys School, St Neots	A	20	8					
RAF Upwood	A	100	40					
RAF Brampton	G	300	120					
Huntingdon West, Area Action Plan	G	200	80					
Coal Yard, Yaxley	A	25	10					
Snowcap Mushrooms, Yaxley	A	65	26					
Clyde Farm, GMC	A	60	24					
Bowls and Golf Clubs, Ramsey	A	15	6					
Football Club, St Ives	A	50	20					
Minnars Site, Earith	R	140	56					
Cambridge Road, Fenstanton	A	80	32					
Huntingdon Street, St Neots	A	25	10					
Priority 4								
Upwood Hill House	A	35	14					

Brief details of Priority 1 schemes

32 High Street, Brampton

North of Brampton High Street. The site consists of an unoccupied detached dwelling, set well back from the road and in a state of disrepair. The garden is overgrown but contains trees protected by Tree Preservation Orders some of which provide an important boundary between the site and the Memorial Playing Field.

Desired outputs

- This project would provide 21 units of which 3 would be affordable.

Desired outcomes

- Create local jobs
- Maintain a balanced community mix
- New affordable homes
- New homes

Christie Drive, The Glades, Hinchbrook

The site, owned by Cambridge County Council, is opposite the Forensic Science Laboratory. Hinchbrook Country Park is to the south and new residential development is to the west.

Desired outputs

- This project would provide 19 units of which 7 would be affordable.

Desired outcomes

- New affordable homes
- New homes

North of Houghton Road, St Ives

Flat agricultural land with trees and hedgerows along the western boundary. The northern boundary leads onto the St Ivo Outdoor Centre playing field. To the east is residential development and to the south is Houghton Road.

Desired outputs

- This project would provide 102 units of which 29 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Former Retail, Barford Rd, Eynesbury

West of a superstore and north of the A428 road. The land is currently without any significant landscape features. It was allocated for retail but now for housing.

Desired outputs

- This project would provide 220 units of which 64 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Golf Club, St Ives

The site is on the western edge of the town south of the main road. St Ivo School to the east forms the current edge of the built up part of the town.

Desired outputs

- This project would provide 128 units of which 37 would be affordable.

Desired outcomes

- New affordable homes
- New homes

London Road, St. Ives (Jewson)

South of St Ives and east of London Road, mainly previously developed industrial land which is now mostly cleared.

Desired outputs

- This project would provide 191 units of which 76 would be affordable.

Desired outcomes

- Brownfield remediation
- New affordable homes
- New homes

Potential Rural Exception sites

Potential exception sites in the district. This assumes that we will deliver 6 schemes of about ten homes each by 2017.

Desired outputs

- This project would provide 60 units of which 60 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Windmill Row, St Neots

This site should be looked at in conjunction with record 21 St Marys Urban Village. The site is bounded to the north by the High Street, to the South by Brook Street, and to the East by Church Walk. The land is in multiple ownership.

Desired outputs

- This project would provide 24 units of which 10 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Whaddons / Buttsgrove Regen, Huntingdon

Regeneration proposal to replace outdated RSL stock. The proposals would increase the number of homes by 10. All the new homes would be affordable. The grant estimate is for these 10 extra homes.

Desired outputs

- This project would provide 55 units of which 55 would be affordable.

Desired outcomes

- Brownfield remediation
- New affordable homes
- New homes
- Regeneration

East Sapley, Oxmoor, Huntingdon

Regeneration of Oxmoor estate using LA land for housing, an enterprise centre and a possible ExtraCare scheme. Two churches and a pub will be relocated. Development brief is published

Desired outputs

- This project would provide 60 units of which 24 would be affordable.

Desired outcomes

- New affordable homes
- New homes

St Neots Eastern Expansion at Wintringham Road and Land North of Cambridge Road

Significant urban extension including 25 ha of employment opportunities and related community facilities.

Desired outputs

- This project would provide 2370 units of which 948 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Bearscroft Farm, Godmanchester

Large strategic site in Godmanchester, south of Cardinal Park distribution depot. It is separated from the rest of the town by the A1198.

Desired outputs

- This project would provide 700 units of which 280 would be affordable.

Desired outcomes

- New affordable homes
- New homes

Under Occupation Project

The council estimates in the region of 400 affordable housing tenants are under-occupying their current home. Further research involving seeking these tenants' views on incentives that would induce them to move is to be carried out in the next six months. The project will be developed jointly with South Cambs District Council. The council anticipates that any interventions required to deal with this issue will require resources from HCA.

Desired outputs

- This project would provide units of which would be affordable.

Desired outcomes

- More efficient use of existing stock

Brief details of Strategic Infrastructure projects

St Neots Renewable Energy Project

Creation of commercial business (ESCO) providing a broad range of comprehensive energy solutions including designs and implementation of energy savings projects and study work

Timeframe: 2011 - 2016

Lt Barford Heat Off-take Project

Opportunity to capture heat off-take created by Lt Barford Power Station to supply a District Heating network.

Timeframe: 2016-2021

St Neots Town Centre Regeneration, including waterfront

Development and economic intervention programme for redevelopment of retail centre and waterfront

Timeframe: 2016-2021

St Ives to Huntingdon Bus Priority Measures

Creation of bus priority measures between Guided Busway at St Ives to Huntingdon

Timeframe: 2011-2016

Huntingdon Town Centre Regeneration

Redevelopment and economic intervention programme for revitalised retail centre
 Timeframe: TBC

Summary of infrastructure costs

Project	Priority	Cost
St Neots Renewable Energy Project	2	£500,000
Lt Barford Heat Off-take Project	3	£49,000,000 ¹⁵
St Neots Town Centre Regeneration, including waterfront	1	£5,000,000
St Ives to Huntingdon Bus Priority Measures	2	£5,000,000
Huntingdon Town Centre Regeneration	1	£5,000,000
Total		£64,500,000

Note:

A further 30 infrastructure projects are identified which may need investment but are not proposed as bids in this CLIP (October 2010).

¹⁵ This is the total anticipated cost, some of which may be borne by others.

7.5 South Cambridgeshire

South Cambridgeshire District Council have prioritised growth area schemes jointly with Cambridge City Council, as these sites cross the boundary between the two local authorities. Other schemes have been prioritised according to deliverability, as set out below:

Priority 1 and 2: Deliverable within the next 12 to 24 months.

Priority 3 and 4: Details currently being worked up.

Priority 5: Scheme is at an early stage.

General

	Value	Percentage
Total number of schemes detailed	44	
Total funding required	£112,178,000	
Number and % of Priority 1 schemes	9	20%
Number and % of Priority 2 schemes	10	23%
Number and % of Priority 3 schemes	8	18%
Number and % of Priority 4 schemes	11	25%
Number and % of Priority 5 schemes	6	14%
Number of homes identified as deliverable	8,518	
Number of affordable homes identified as deliverable	3,201	
Average percentage affordable this represents, across the district	38%	

Themes

	Projects	Total Costs	Total funding gap
Infrastructure (I)	1	£1,000,000	0
Growth Sites (G)	6	£203,796,200	£59,553,500
Regeneration (R)	0	0	0
Market Towns and Rural (M)	18	£29,616,600	£12,656,500
Supported Housing (S)	2	£18,035,000	£17,347,500
Gypsies and Travellers (GT)	2	£4,200,000	£4,200,000
Other Affordable Housing (A)	15	£42,195,400	£18,420,500

Profiling of schemes scheduled for 2010/11 to 2013/14+

Note: Shading denotes years identified for funding required

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010-11	2011-12	2012-13	2013-14	2014+
Priority 1								
The Valley, Comberton	M	11	11	■	■			
Meldreth Road, Shepreth	M	12	12	■	■			
Cambourne GC26	G	3300	1100	■				
Cambourne UC11	G			■	■			
Windmill Estate, Phase 2a, Fulbourn	A	30	30	■				
Challis Green, Barrington	A	39	39		■			
Cambourne Extra 950	G	950	380		■	■	■	■
2 new Gypsy/Traveller sites at new major development	GT	20	20					■
Site Refurbishment and additional pitches, New Farm, Whaddon	GT	2	2					■
Priority 2								
Orchard Close, Harston	A	7	7	■	■			
Wellbrook Way, Girton	A	11	11	■	■			
Ashwell Road, Steeple Morden	M	8	8	■	■			
Unwins Site, Impington Phase 1	A	13	13	■	■			
Walnut Farm, Landbeach	M	8	8	■	■			
Cambridge Road, Fowlmere	M	10	10	■	■			
Unwins Site, Impington Phase 2	A	14	14	■	■			
Station Road, Foxton	M	16	16	■	■			
Butt Lane, Great Wilbraham	M	4	4		■			
Orchard Park	G	220	89		■		■	
Priority 3								
New Road, Haslingfield	A	6	6	■	■			
Wellbrook Way, Girton Accent Nene	A	14	14	■				
Rural Exception Site, High Street, Babraham	M	11	11	■	■			
155 The Causeway, Bassingbourn	A	9	3		■			
Cambridge Road, Fulbourn	S	21	21		■	■		

Name of Scheme	Theme	Homes to be delivered	Affordable homes	2010-11	2011-12	2012-13	2013-14	2014+
Land to the East of 18-28 Highfields, Caldecote	A	97	40					
NIAB Extra	G	1,000	400					
Trumpington Meadows Cycle Route	I	0	0					
Priority 4								
Rural Exception Site, Cottenham	M	5	5					
Church Street, Whaddon	M	8	8					
Haddows Close, Longstanton	M	8	8					
Comberton Road, Toft	M	14	14					
12 Green Street, Willingham	A	9	4					
Dry Drayton	A	18	18					
Aspinalls Yard, 2 Station Road, Willingham	A	4	4					
Great Eversden	M	10	4					
Hurdleditch Road, Orwell	M	15	15					
Former Police Station Site, Melbourn	M	16	16					
Former Police Station Site, Linton	M	18	18					
Priority 5								
Moores Farm, Foxton	M	4	4					
Rural Housing on Exception Sites	M	136	136					
Section 106/Council Owned Land Affordable Housing Schemes	A	150						
Supported Housing Schemes	S	372						
Allocated Sites for Future Development	A	148						
Marshalls North of Newmarket Road	G	1750	700					

Brief details of Priority 1 schemes

The Valley, Comberton

Mixed tenure affordable rural scheme for 11 units.

Desired outputs

- Quality homes, including Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 11 homes for affordable rent or shared ownership
- Homes for local people

Meldreth Road, Shepreth

Rural Exception site providing 12 affordable units and new play facilities for the parish

Desired outputs

- Quality homes
- Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 12 homes for affordable rent or shared ownership
- Homes for local people

Cambourne GC26

Part of the original planning application to deliver a new settlement of 3300 new homes of which 30% is affordable

Desired outputs

- Additional units of affordable housing including, Code Level 4.

Desired outcomes

- Meeting identified housing need and increased housing choice, mixed communities.

Cambourne UC11

Part of the original planning application to deliver a new settlement of 3300 new homes of which 30% is affordable

Desired outputs

- Additional units of affordable housing including, Code Level 4.

Desired outcomes

- Meeting identified housing need and increased housing choice, mixed communities.

Windmill Estate, Phase 2a, Fulbourn

Mixed tenure scheme offering 30 affordable units

Desired outputs

- Quality homes
- Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 30 homes for affordable rent or shared ownership
- Homes for local people

Challis Green, Barrington

Mixed tenure affordable rural scheme for 39 units.

Desired outputs

- Quality homes
- Code 3 - Sustainable homes
- Delivered on time and on budget

Desired outcomes

- 39 homes for affordable rent or shared ownership
- Homes for local people

Cambourne Extra 950

380 affordable units: 266 social rented and 114 intermediate (570 private units)
Increase in community facilities (including health, library and community centre) to serve the 950 planning application.

Desired outputs

- 380 units of affordable housing including, Code Level 4.
- Increase the size of the current community building provisions

Desired outcomes

- Meeting identified housing need and increased housing choice, mixed communities.
- A focal point for balanced communities and social cohesion.

Two new Gypsy/Traveller sites at new major development

Gypsy/Traveller sites each providing 10 affordable pitches

Desired outputs

- 20 quality Gypsy/Traveller pitches for rent

Desired outcomes

- Addressing the urgent accommodation need for local Gypsy and Traveller people

Site Refurbishment and additional pitches, New Farm, Whaddon

Upgrading of current LA owned site and addition of two new pitches to provide additional provision

Desired outputs

- Upgrade existing pitches to decent standard

Desired outcomes

- Addressing the urgent accommodation need for local Gypsy and Traveller people

Draft for consultation

7.6 County-wide infrastructure

In order to meet the needs created by new growth and ensure that communities offer a high quality of life, key infrastructure and services will need to be provided by Cambridgeshire County Council as set out below:

- 1) **Educational Infrastructure:** A range of children's services and infrastructure is necessary to meet the needs of a growing population. This includes:
 - Early Years and Childcare Facilities
 - Children's Centres
 - Primary schools for pupils age 4-11
 - Secondary Schools for pupils age 11-16
 - Post 16 facilities
 - Youth facilities

- 2) **Cultural Infrastructure:** The strength of the range and reach of cultural services can enhance the experience of new residents and it is integral to the creation of links within and between different communities. Cultural services are important to maintaining growth and economic prosperity and ensuring that all our communities are active and healthy. These services include:
 - Libraries and Information Services
 - Archives and Local Studies Services
 - Museum Development and Support Services
 - Sports Development and Support Services
 - Arts Development and Support Services

- 3) **Waste Management Infrastructure:** In order to ensure population growth in Cambridgeshire does not put additional pressure on existing waste management facilities, and to ensure Cambridgeshire maintains its high levels of waste recycling, waste diversion and waste prevention, additional waste management infrastructure will be required. This will take the form of either new sites, upgrades to the existing waste recycling centre network or to operations which serve the population needs of Cambridgeshire.

- 4) **Transport Infrastructure:** The collective impact of the growth agenda will mean that transport upgrades and improvements are required. These can range from large-scale interventions which cross district boundaries to more localised infrastructure solutions and improvements. Fundamental to the success of sustainable new developments is the inclusion and improvement of sustainable transportation routes and infrastructure, to promote a cultural shift away from car use. These include:
 - Measures to join up, extend and improve the cycle network and pedestrian routes;
 - Better access to buses and trains through improvement to bus and train routes and services.

When new developments place increased demands on services and infrastructure they will be expected to make the following financial contributions (further contributions, in terms of money and/or land/space, may also be sought as and when appropriate):

- 1) **Education Contributions:** Towards early years, primary, secondary and post-16 education. Contributions will be collected to address the cumulative impacts of small to medium scale development. For larger scale developments, developers will be expected to make contributions for specific building work, such

as extensions to existing school buildings or for the provision of new schools. Education revenue contributions are also likely to be sought from large scale developments.

- 2) **Libraries, Learning and Culture, and Life Long Learning Contributions:** Required for provision to keep pace with growing demand and usage. This may be through a new library, extensions to existing libraries or the provision of additional resources and equipment.
- 3) **Waste Management Contributions:** Required for the capital cost of new waste recycling facilities or upgrades to the existing waste recycling centers or waste service provision.
- 4) **Rights of Way Contributions:** Growth will mean increased usage of footways and cycleways. Contributions for ongoing maintenance to improve and enhance the network will be necessary, plus new routes to encourage sustainable modes of travel.
- 5) **Transport and Highway Scheme Contributions:** Required to help mitigate any negative impacts that may be associated with development, and to ensure road safety.
- 6) **Archaeological Contributions:** Required for the storage of uncovered artifacts and/or interpretation boards for the local community.
- 7) **Adult Social Care Contributions:** Space may be required within buildings for the adult social care service to perform their required function.

Where a gap in funding exists, alternative funding sources, such as HCA support, will be required.

Further Reading

Cambridgeshire Arts and Culture Strategy (recognises the importance of access to quality cultural services)

http://www.cambridgeshirehorizons.co.uk/documents/publications/horizons/arts_and_culture_strategy.pdf

Major Sports Facilities Strategy (recognises the importance of access to quality cultural services)

http://www.cambridgeshirehorizons.co.uk/documents/publications/horizons/major_sports_facilities_strategy.pdf

Cambridgeshire Libraries, Archives and Information Service; Service level policy (recognises the importance of access to quality cultural services)

http://www.cambridgeshire.gov.uk/NR/rdonlyres/17C5E4DB-49BB-4C24-84B2-D3202B114C86/0/service_levels_specification_summary.pdf

Cambridgeshire County Councils Household Waste Recycling Centre Strategy (sets out principles for the recycling centers network in the county)

<http://www.cambridgeshire.gov.uk/environment/recycling/about/policies/Recycling+Centre+Strategy.htm>

The RECAP Waste Design Guide SPD (sets out the mechanism for calculating developer financial and land contributions for waste management)

<http://www.cambridgeshire.gov.uk/environment/planning/mineralswasteframework/recapwastemanagementdesignguidespd.htm>

Two specific infrastructure projects have been identified by Cambridgeshire County Council, which cover more than one district geographically. These are summarised below:

General

	Value	Percentage
Total number of schemes detailed	2	
Total funding identified ¹⁶	£142,000,000	
Total funding required	£49,000,000	
Number and % of Priority 1 schemes	2	100%
Number and % of Priority 2 schemes		
Number and % of Priority 3 schemes		
Number and % of Priority 4 schemes		
Number and % of Priority 5 schemes		

Summary of schemes

Cambridgeshire Guided Busway, St Ives Park and Ride to Trumpington Park and Ride

The Guided Busway will provide a reliable, fast and frequent public transport alternative along the A14 corridor to St Ives and Huntingdon and from Cambridge railway station to Addenbrooke's Hospital and Trumpington Park & Ride. It passes through Huntingdonshire District, South Cambridgeshire District and Cambridge.

Buses will travel on a dedicated guideway for much of their journeys, with on-road bus priority measures in the remainder.

The need for the scheme was initially identified through the 2001 CHUMMS (Cambridge to Huntingdon Multi-modal Study).

Lack of transport investment would have wider negative economic and environmental impacts. According to the TEES study, if additional transport upgrades do not come forward then the cost of congestion in the East of England will rise to £2.2billion per annum by 2021). Cambridgeshire, already suffering serious congestion and anticipating unprecedented growth, would be particularly hard hit.

Desired outputs

- Environmental benefits
- Socio-economic benefits
- Transportation benefits

Desired outcomes

- Decreased CO₂ Emissions (Buses will run on biofuel, anticipated use of CGB will reduce car use)
- Enables significant housing growth.
- The CGB will alleviate congestion in the centre of Cambridge and improve access to market towns.
- Faster, more frequent, more reliable and more sustainable than existing bus services.

¹⁶ Please note, schemes costs and SHG requirements may not be known at this stage

- Cost of congestion in East of England will rise to £2.2b per annum by 2021 without additional transport upgrades.
- Extends the choice of transport modes for all, in particular for private car drivers to encourage a shift to public transport.
- Improves access to public transport in areas that currently have poor provision
- Promotes social inclusion by improving access to employment, retail, community, leisure and educational facilities

Chesterton Interchange

A three platform station serving the north of Cambridge, the Cambridge Science Park, neighbouring business parks and linking to the Cambridgeshire Guided Busway, with associated car and cycle parking, and segregated bus, pedestrian and cycle access.

The Cambridge area has been identified as an engine of growth with significant potential for accelerated economic development and GDP growth. Much of the areas economy is knowledge based in the north Cambridge area.

The scheme would improve sustainable access to the Cambridge Science Park, the Cambridge Business Park and the Cambridge Regional College. The station will be linked to these centres via the Guided Busway, and within short cycling and walking distances. The project will become the station for the Cambridge Science Park.

Desired outputs

- Forecast 2,600 trips per day from Chesterton to other rail destinations.
- Improved air quality in city centre due to reduction in traffic.

Desired outcomes

- Improved access to employment and education in the north of Cambridge by sustainable modes
- Reduced vehicular trips to employment locations in the north of Cambridge.
- Reduced traffic through the city centre to access the rail network.
- Additional capacity for trip making on the Cambridge - Ely corridor.

8 Conclusion

Cambridgeshire welcomes the opportunity to work with the Homes and Communities Agency to achieve our aims and invest in the future of the county.

The Cambridgeshire Local Investment Plan sets out our vision for the future of the county, and the investment in housing and infrastructure required to achieve that vision. In the coming years, Cambridgeshire will experience considerable housing growth, will grow economically, and will move towards a low carbon future. Despite the reduction in public sector funding, Cambridgeshire remains committed to an ambitious but realistic growth agenda. There is a clearly demonstrated need for more housing of all tenures, the local economy is resilient, and there is a strong appetite for low carbon development.

Next Steps

The goal of the Cambridgeshire Local Investment Plan is to share with the HCA key funding priorities across the Cambridgeshire local authorities. Once agreed by all the local authorities, the CLIP will form the context for specific investment agreements. The document remains live and evolving, and will be reviewed approximately every six months to take account of changing circumstances. The review process will reflect the way the plan was produced, fully involving stakeholders including the Growth Partnership Board, Sub-regional Housing Board, and Housing Enablers.

As future funding streams become clearer following the October 2010 Comprehensive Spending Review more effective targeting and prioritisation within the CLIP will be possible. Future updates to the Plan will reflect these changes.

The role of the HCA is also expected to evolve in coming years, to become a smaller strategic enabling agency that facilitates delivery. Subject to further announcements, the Greater Cambridge - Greater Peterborough Local Enterprise Partnership may have a role to play in Cambridgeshire's future, including further development of the CLIP.

9 Developing the CLIP

The HCA asked that local authorities prepare investment plans to guide their funding decisions, providing context and evidence of need, sustainability and value for money. Initial guidance stated that:

The Single Conversation will make connections between housing and regeneration need, market opportunity, planning policy, land supply and development viability. It will move from strategy and the identification of opportunities for intervention, to the required investment, and capacity for delivery. The aim is to reach agreement on the content of a Local Investment Plan. The Plan will articulate the shared priorities of the local partners, the HCA and other partner agencies [...] as a single local plan.¹⁷

Initial meetings were held in December 2009 and February 2010 where partners agreed that Cambridgeshire already has a robust evidence base for housing and infrastructure needs; and established joint working structures provide a strong basis for delivery, providing a firm basis for the CLIP. It was decided to structure the CLIP as a framework document, with signposts to more detailed work than repetition of existing material.

The Growth Partnership Board, a group including representatives from all six local authorities, and CRHB both discussed an outline CLIP in March 2010 and provided comments. Once the outline had been developed the process of populating the document with local authority strategic priorities began. A pro forma was produced with input from partners, and in June 2010 Chief Executives of each local authority in Cambridgeshire were asked to provide information on priorities for investment using a pro forma for each project. The authorities then completed the proformas in consultation with partner agencies, Registered Providers, colleagues in planning, economic development, housing and community involvement teams. During this period, further work on the framework and evidence base of the document.

All the local authorities met the deadline for proformas, towards the end of August 2010. The preparation of proformas required rapid co-ordination of a number of disciplines and policy areas within local authorities, and the impressive effort that this required should not be underplayed. Once complete, the proformas were amalgamated into spreadsheets so as to provide summary information for the CLIP. A meeting was held with the HCA to discuss the contents of the proformas and it was agreed to divide them into themes for clarity.

After the CLIP had been populated with summaries of priorities for each local authority, an updated draft was circulated to officer stakeholders; the Growth Partnership Board, Sub-regional Housing Board, and Housing Enablers Group. This provided a further opportunity for comment in advance of the Cambridgeshire Horizons Board, held at the end of September 2010. At this meeting, the Board approved consultation of the current draft through internal local authority processes subject to some further amendment. Once all comments had been incorporated from this consultation process, the CLIP would be approved by the Horizons Board in December 2010. The finished CLIP provides context for future funding discussions with the HCA. Once the plan has been agreed by each local authority, work can begin on district level agreements regarding specific levels of future investment.

¹⁷ The Single Conversation Guidance Framework - http://www.homesandcommunities.co.uk/public/documents/HCA_single_conversation240709.pdf

10 Background documents

Document Name	Produced	Review	Responsible body	Key purpose
Sub-regional and Countywide				
Strategic Housing Market Assessment	2008	Annual	CRHB	Assesses the housing market and housing demand and housing need across the sub-region
Greater Cambridge Sub-regional Economic Strategy	2009	2012	Greater Cambridge Partnership	Sets out the key economic development priorities for greater Cambridge
Cambridgeshire Together's Local Area Agreement	2008	2011	Cambridgeshire Together	Sets out long term vision for the well being of local people, the economy and the environment in Cambridgeshire
Cambridge Sub-regional Housing Strategy	2008	2011	CRHB	Addresses the key housing issues facing the Cambridgeshire sub-region
Cambridgeshire Quality Charter for Growth	2008	-	Cambridgeshire Horizons	Describes our aspirations for quality growth for the sub-region, focussing on Community, Connectivity, Climate and Character
Cambridgeshire's Long Term Delivery Plan	2007	-	Cambridgeshire Horizons	The LTDP has four principle areas of focus: looking at infrastructure requirements up to 2021; strengthening the approach to funding infrastructure; considering potential longer term requirements to 2031; and considering a broader implementation framework.
Low Carbon Appraisal of the Long Term Delivery Plan	2008	-	Cambridgeshire Horizons	Appraisal of the above to help quantify investment needed to meet growth and economic targets in a low carbon age
Integrated Development Programme	2009	2011	Cambridgeshire Horizons	Identifies and costs strategic infrastructure projects across the county to help meet growth and economic targets
Green Infrastructure Strategy	2008	-	Cambridgeshire Horizons	Provides a strategy for the provision of large-scale green infrastructure across the Cambridge Sub-region
Cambridgeshire Local Transport Plan	2006	2011	Cambridgeshire County Council	Sets out how we plan to spend Government capital funding allocated to us for transport, and how this will enable us to meet local and national targets

Document Name	Produced	Review	Responsible body	Key purpose
Growing Cambridgeshire - our Programme of Development	2009	-	Cambridgeshire Horizons	Sets out shared goals to deliver housing targets whilst ensuring new development meets the highest quality standards and minimises carbon impacts, supporting our county-wide bid for Housing Growth Funding
Arts and Culture Strategy	2006	-	Cambridgeshire Horizons	Sets out the challenges for the sub-region and proposes viable future steps to ensure that culture and the arts make valuable contributions to all of its communities
Green Infrastructure Strategy	2006	2010	Cambridgeshire Horizons	The Green Infrastructure Strategy for the County is a 20-year masterplan to enhance the natural environment for both residents and wildlife. It is currently under review (2010).
Balanced and Mixed Communities	2006	-	Cambridgeshire Horizons	Balanced and Mixed Communities: A Good Practice Guide sets out guidelines for achieving a wide mix of housing and tenure types that will enable people to set down roots, mature and grow old within the same community as their circumstances change.
Major Sports Facilities Strategy	2006	-	Cambridgeshire Horizons	To create a network of high quality community and specialist sports facilities within the Cambridge Sub-region that will enhance the quality of life of existing and new communities
Facilities for Faith Communities in new Developments	2008	-	Cambridgeshire Horizons	"Facilities for Faith Communities in new Developments in the Cambridge Sub-Region" offers guidance on how faith groups can be helped to obtain premises and settle in the new communities and contribute to social and community cohesion.
Cambridgeshire's Local Economic Assessment	Planned Dec 2010	Annual	Cambridgeshire County Council	To create a common understanding of the economic, social and environmental issues affecting economic growth across our functional economic area. Scoping and outline available here
Cambridge City				
Local Plan	2006	-	Cambridge	Sets out policies for development
Local Infrastructure Study	Due 2011/12	-	Cambridge / SCDC	Study being carried out jointly with SCDC to set out what physical, social and green infrastructure is needed to enable the amount of development proposed for an area

Document Name	Produced	Review	Responsible body	Key purpose
Affordable Housing SPD	2008	-	Cambridge	Outlines the objectives to delivering affordable housing in Cambridge
Cambridge East Area Action Plan	2008	-	Cambridge / SCDC	Identifies the site for a sustainable new urban quarter of approximately 10,000 to 12,000 dwellings and associated development as well as the off-site infrastructure across Cambridge and SCDC
North West Cambridge Area Action Plan	2009	-	Cambridge	Plan to develop predominantly for the University of Cambridge, including key worker housing for university staff, student housing, new faculty buildings and research facilities, together with a significant amount of private housing and associated community facilities.
Housing Strategy 2009 - 2012	2009	2012	Cambridge	Identifies progress made against the Council's previous Housing Strategy; Provides a picture of housing within the City and identifies areas for action working in partnership with residents and other agencies; Highlights our medium-term priorities for action and investment; and Sets out our plans to address these priorities and how they will be resourced.
Strategic Housing Land Availability Assessment	Due early 2011	-	Cambridge	Identifies potential sites in order to meet housing targets to 2021 and beyond which will be allocated through the Local Development Framework process.
Sustainable Community Strategy 2008 - 2011	2008	2011	Cambridge's LSP	A strategy to improve the quality of life for everyone in Cambridge now and in the future.
East Cambridgeshire				
Local Development Framework - Core Strategy	2009	-	ECDC	Sets out policies for development
Local Infrastructure Framework	Draft due 2010	-	ECDC	To deliver the ECDC Local Development Framework, and to support collection of development contributions via Section 106, CIL or tariff
Strategic Housing Land Availability Assessment Site Allocations	Draft due Dec 2010	-	ECDC	Identifies potential sites in order to meet housing targets to 2021 and beyond which will be allocated through the Local Development Framework process.
Local Economic Audit	2010	-	ECDC	Provides a review of local economic conditions and trends within the

Document Name	Produced	Review	Responsible body	Key purpose
				district and an indication of the issues and opportunities faced by the district
Housing Strategy 2008 - 2010	2008	2010	ECDC	Recognises the importance of good quality housing that is affordable to its occupants along with the role that housing plays in the wider community and the contribution it makes to people's quality of life. It is closely linked to the Sustainable Community Strategy, which aims to address the wider issues that residents of East Cambridgeshire associate with their 'home'.
Housing Strategy (BME / Gypsies and Travellers / Migrant Workers)	2007	-	ECDC	Provides an overview of the housing circumstances of BME groups, migrant workers, gypsies and travellers in the district
Housing Strategy (Older People)	2009	-	ECDC	Cover actions from the review of sheltered housing, disabled facilities grants and home improvements, aids and adaptations for people with disabilities and other priorities relating to the ageing population of the district
Ely Masterplan	2010	-	ECDC	Provides details of actions to deliver the Core Strategy and the long term vision for Ely
Soham Masterplan Vision	2010	-	ECDC	Sets proposals for growth of Soham in terms of new housing, employment and facilities
East Cambridgeshire's Community Strategy	2004	-	East Cambridgeshire's LSP	To bring together plans from local agencies into an overarching plan to increase the environmental, social and economic well-being of the district
Fenland				
Local Development Framework - Core Strategy (Preferred Options 2)	September 2007	-	FDC	Sets out the emerging planning policies for development. Currently being reviewed in conjunction with the Shaping Fenland project. Shaping Fenland will help determine the broad locations for growth, the Settlement Hierarchy and key items of infrastructure to inform the LDF.
Local Infrastructure Framework	Due Nov 2010	-	FDC	Study will establish what infrastructure is required in the area as part of the Shaping Fenland project

Document Name	Produced	Review	Responsible body	Key purpose
Strategic Housing Land Availability Assessment- Site Allocations	2008	-	FDC	Identifies land that is likely to become available for housing development up to 2024. An update is currently being completed to support the revised Core Strategy.
Housing Strategy 2009 - 2012	2009	2012	FDC	A strategic approach to deliver a strong housing market meeting the varied needs of the population and economy
Sustainable Community Strategy 2007 - 2010	2007	2010	Fenland's LSP	To achieve the vision: Fenland is a district where there is a high quality of life for all, now and in the future and that Fenland is known as a great place to live, work, learn and visit.'
Huntingdonshire				
Local Development Framework - Core Strategy	2009		HDC	Sets out policies for development
Local Infrastructure Framework	Due Autumn 2010	-	HDC	Ongoing project to identify infrastructure requirements in Hunts, which will update 2008/09 Local Infrastructure Framework to deliver the HDC Local Development Framework, and to support collection of development contributions via Section 106, CIL or tariff.
Housing Strategy 2006 - 2011	2006	2011	HDC	A working document with a plan of action to address identified needs in the District. It highlights key changes and developments that will affect the achievement of our strategic objectives
BME Housing Strategy 2006 - 2011	2005	2011	HDC	Aims to examine the housing issues facing BME groups and set an action plan for meeting identified needs. It sets out the demographic profile of the district and then looks at access to and outcomes from the Council's Housing Service.
Sustainable Community Strategy 2008 - 2028	2008	2028	Huntingdonshire's LSP	Shows how HDC will build a better future for Huntingdonshire through six key strategic themes, reflecting on key strategies
South Cambridgeshire				
Local Development Framework -Core Strategy	2007	-	SCDC	Sets out policies for development
Housing Strategy 2007 -	2007	2010	SCDC	The Housing Strategy document brings together all aspects of the

Cambridgeshire Local Investment Plan: **Consultation Draft**

Document Name	Produced	Review	Responsible body	Key purpose
2010				Council's comprehensive housing role and is fully integrated with the Council's wider community objectives, and takes full account of national, regional and sub-regional priorities
Cambridge East Area Action Plan	2008	-	SCDC / Cambridge	Identifies the site for a sustainable new urban quarter of approximately 10,000 to 12,000 dwellings and associated development as well as the off-site infrastructure across Cambridge and South Cambs
Cambridge Southern Fringe Area Action Plan	2008	-	SCDC	Identifies the site within South Cambs for approximately 600 dwellings and associated development at Trumpington West, in the parish of Haslingfield, as well as the off-site infrastructure needed to deliver and serve the urban extension as a whole
Local Infrastructure Study	2011/12, TBC	-	SCDC / Cambridge	Study being carried out jointly with Cambridge to set out what physical, social and green infrastructure is needed to enable the amount of development proposed for an area
Affordable Housing SPD	2010	-	SCDC	Details the Council's approach to securing affordable housing through the planning process by securing the provision of an appropriate level, mix and size of affordable housing so that new housing in the district addresses the identified housing needs
Sustainable Community Strategy 2008 - 2011	2008	2011	South Cambridgeshire's LSP	Outlines the LSP's long-term vision for the area

11 References, further reading and links

Section 2: Cambridgeshire context

- Strategic Housing Market Assessment - Chapter 6: Profile of the Cambridge Sub-region
http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_6_profile_of_the_cambridge_sub-region.pdf
- Greater Cambridge Sub-regional Economic Strategy
<http://www.gcp.uk.net/downloads/SRES09-12.pdf>
- Greater Cambridge Quarterly Economic Review - October to March 2010
http://www.gcp.uk.net/downloads/R2RQR_0310.pdf
- Greater Cambridge Annual Profile 2009
http://www.gcp.uk.net/downloads/GC_Profile_09.pdf
- Cambridgeshire Integrated Development Programme
http://www.cambridgeshirehorizons.co.uk/documents/to%20be%20filed/final_cambs_idp_dec_09.pdf
- Transport Economic Evidence Study
http://www.eeda.org.uk/files/TEES_Final_Report.pdf

Section 3: Vision, aspirations and policies

- Cambridgeshire's Vision 2007 - 2021 - Countywide Sustainable Communities Strategy
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/8707CA50-DEC9-4A7F-87E4-C8C108452C5D/0/CambsVision20072021.pdf>
- Cambridge Sub-region Strategic Housing Market Assessment
http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/shma.aspx
- Cambridge Sub-regional Housing Bulletins
http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/crhb_publications.aspx
- Cambridge Sub-regional Housing Strategy
http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/cambridge_sub-region_housing_strategy_2008-11.pdf
- Greater Cambridge Sub-regional Economic Strategy
<http://www.gcp.uk.net/downloads/SRES09-12.pdf>
- Cambridgeshire Quality Charter for Growth
http://www.cambridgeshirehorizons.co.uk/documents/quality_panel/quality_charter_2010.pdf
- The Hive website
<http://www.talktothehive.org>
- Cambridgeshire Integrated Development Programme
http://www.cambridgeshirehorizons.co.uk/documents/to%20be%20filed/final_cambs_idp_dec_09.pdf
- Carbon Appraisal of the Cambridge Sub-region Long Term Delivery Plan
http://www.cambridgeshirehorizons.co.uk/documents/publications/research/ltdp_carbon_appraisal.pdf

Section 4: The local housing market

- Cambridgeshire Annual Monitoring Report 2009
<http://www.cambridgeshire.gov.uk/NR/rdonlyres/551D91D2-377A-4D0A-9A55-ACB8E1F34C67/0/FinalRSSAMR.pdf>
- Strategic Housing Market Assessment - Chapter 12: Housing Stock Condition
http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_12_housing_stock_condition.pdf
- Strategic Housing Market Assessment - Chapter 21: Affordability in the Current Market

http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_21_affordability_2009.pdf

- Strategic Housing Market Assessment - Chapter 33: Gypsy and Traveller Housing Issues
http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_33_gypsies_and_travellers_housing_issues.pdf

Cambridgeshire Sub-regional Housing Strategy 2008 - 2011

http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/cambridge_sub-region_housing_strategy_2008-11.pdf

- Nene Waterfront
<http://www.nenewaterfront.com/>

Section 5: Challenges and opportunities

- Cambridgeshire Integrated Development Programme
http://www.cambridgeshirehorizons.co.uk/documents/to%20be%20filed/final_camb_s_idp_dec_09.pdf

This draft CLIP for consultation was published Tuesday, 26 October 2010.

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http://www.cambridgeshirehorizons.co.uk/our_challenge/funding/lip.aspx