

**Cambridgeshire and Peterborough Joint Structure Plan
Review**

Technical Report Supplement Oct 2002

**Including supplementary information also
appearing in Structure Plan Authorities
Statements on Issues for the Examination in
Public**

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1. Introduction

- 1.1 This document is a supplement to the Technical Report and contains additional information that has been gathered since its publication earlier in 2002. **MOST OF THE INFORMATION ALSO APPEARS IN THE STRUCTURE PLAN AUTHORITIES' STATEMENTS ON ISSUES FOR THE EXAMINATION IN PUBLIC. WHERE THIS IS THE CASE, REFERENCE IS MADE IN THE TEXT TO THE CORRESPONDING ISSUE SUBMISSION AND PAGES ARE HEADED AS "REISSUED". OTHERWISE PAGE HEADERS SHOW WHETHER INFORMATION IS "REVISED" MATERIAL FROM THE SPA STATEMENTS OR "NEW".**
- 1.2 Figures explaining population and household change in Huntingdonshire in the deposit draft Structure Plan (1999-based forecasts) appear in Chapter 2 of this document as a supplement to Chapter 2 of the Technical Report.
- 1.3 Chapter 3 of this report gives further information on Structure Plan Area housing distributions, explaining how the residual housing requirement 1999 – 2016 has been calculated in the Technical Report. The 1999 housing figures from the Technical Report have been updated to 2001, based on data provided in CD1.8 "Outstanding Commitments for Housing June 2001". Both the 1999 and 2001 tables are included for comparison.
- 1.4 Included in Chapter 3 is an assessment of actual and potential brownfield housing development in the Structure Plan area. This is based on housing completions, outstanding commitments, allocations and other evidence as available.
- 1.5 Background housing density information, relevant to Policy 5/3 of the Deposit Structure Plan, is also provided in Chapter 3. Annual housing densities for estate development as dwellings per hectare are given for the period 1991 to 2002.
- 1.6 Chapter 4 contains annual data on Structure Plan Area housing completions from 1991 through to 2002, including the respective figures for the Cambridge Sub-Region and Peterborough and North Cambridgeshire.
- 1.7 Chapter 5 presents updated information on commercial development and jobs potential in the Structure Plan Area as at 31 Mar 02. This includes updating of tables appearing in Chapter 4 of the Technical Report under "Industrial and business land availability".
- 1.8 Chapter 6 shows tabulated background information on the Market Towns and Rural Centres. This includes population figures, dwelling stock, housing and commercial development, community facilities and accessibility.
- 1.9 Chapter 7 provides information on Biodiversity Action Plan Habitats and priority species within the Structure Plan area to assist in the identification of Countryside Enhancement Areas.

2. Population Forecasts and Household Change

Population and Household Change in Huntingdonshire in the deposit draft Structure Plan 1999-based forecasts

Introduction

2.1 THE FOLLOWING INFORMATION APPEARS IN APPENDIX 3 OF THE SPA STATEMENT ON ISSUE 3A and supplements Chapters 2 and 3 of the Technical Report (CD 1.3) which contain forecasts of population and housing growth for the Structure Plan Area. Appendix 3 explains in detail the implications of the rate of housing growth for Huntingdonshire. The 1999-based Structure Plan forecasts show the following changes in population and households in Huntingdonshire, 1991-99 and 1999-2016:

Table 2.1 Huntingdonshire: Population, Household and Dwelling Change, 1991-2016

	1991	1999	2016	Change 1991-1999	Change 1999-2016	%Change 1991-1999	%Change 1999-2016
Population	146,500	157,200	166,000	+10,700	+8,800	+7.3%	+5.6%
Households	55,700	62,600	73,200	+6,900	+10,600	+12.4%	+16.9%
Dwellings	58,000	65,200	74,700	+7,200	+9,500	+12.4%	+14.6%
Average Household Size	2.57	2.48	2.23				

2.2 The Structure Plan forecasts are policy-based (see Structure Plan Technical Report for further detail). The population-forecasting model has been run to give the population and households living in the numbers of dwellings proposed for Huntingdonshire in the 2002 Deposit Draft. Assumptions about future fertility and mortality rates – the balance of which gives natural change - have some impact on the population forecasts and assumptions about future rates of household formation have some impact on household forecasts. However, the major assumption affecting the trend of the forecasts outlined here is the future balance of migration into and out of Huntingdonshire. In the population model, net migration is in effect adjusted (after all other demographic changes have been taken into account) to give the target number of dwellings proposed for the area.

2.3 The Structure Plan forecasts for Huntingdonshire have been calculated on the basis of average nil net migration – an exact balance between annual rates of in- and out-migration – over the total period 1999-2016. This assumption does not mean that no migration takes place, only that the considerable numbers of people who move into Huntingdonshire each year exactly balance the numbers assumed to move out each year.

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- 2.4 The use of the nil net migration assumption raises various questions about the trends shown in the forecasts. As Table 2.1 indicates, despite nil net migration into Huntingdonshire, the population is still expected to increase by 5.6%. This represents the natural increase in the population – the excess of births over deaths. The number of households – and the number of dwellings needed to house these additional households – is forecast to increase at a much faster rate than the population, by nearly 17%. Section 2 of this paper explains why this increase is expected to take place, despite the assumption of nil net migration.
- 2.5 Because the nil net migration in the population forecasting model is produced by the balance of migrants moving in and moving out, there will still be new households formed by migrants as they move into Huntingdonshire. Section 3 examines in more detail the relationship between household formation and the pattern of migration shown in the forecasts.

Household Trends and Household Formation in Huntingdonshire

- 2.6 Numbers of households and dwellings in Huntingdonshire increased more quickly than the total population between 1991-1999 and are forecast to continue increasing more quickly (see Table 2.1). This is consistent with recent and forecast national experience and is mainly due to changes in the age-structure of the adult population, in particular, the “ageing” of the population. In order to explain the relationship between population and household change, the way in which the household forecasts are carried out and the data used are outlined in this section.
- 2.7 The Structure Plan population forecasting model calculates numbers of households by applying Household Representative Rates (formerly known as Headship Rates) to the adult household population grouped by age and sex. Household Representative Rates show the proportion of an age-group “representing” or “heading” a household. (For statistical purposes, it is presumed that the “representative” in a household formed by a male-female couple is the male.) The household population in Huntingdonshire excludes 3,060 people living in institutions such as barracks, prisons and residential/nursing homes.
- 2.8 Changes in the numbers of households therefore depend partly on changes in Household Representative Rates – changes in the way households are formed – and partly on changes in the age-structure of the population.
- 2.9 The Household Representative Rates used in the model for Huntingdonshire are shown in Table 2.2. Those for 1991 are derived from the census. Rates for more recent and forecast years are derived from the 1991 rates by applying changes taken from the national 1996-based estimates/projections published by the then Department of Environment, Transport & the Regions (DETR). These are the most recent available.

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Table 2.2 Huntingdonshire: Household Representative Rates (the proportion of adults in the age-group representing a household), 1991-2016

	1991	1999	2016
Male 16-29	0.4973	0.4256	0.4095
Male 30-44	0.8667	0.8629	0.8678
Male 45-64	0.9265	0.9291	0.9236
Male 65-74	0.9456	0.9462	0.9444
Male 75+	0.9066	0.9059	0.9042
Female 16-29	0.1484	0.1474	0.1679
Female 30-44	0.1742	0.2232	0.2637
Female 45-64	0.1915	0.2051	0.2462
Female 65-74	0.3982	0.3818	0.3582
Female 75+	0.6423	0.6399	0.6139

2.10 As can be seen from Table 2.2, forecast changes in Household Representative Rates are not very great, in proportionate terms, and follow the pattern already established in the recent past. Some change in household formation amongst young adults is assumed, with an increase in household formation by females cancelling out a decrease amongst males. An increase in household formation by women aged 30-64 is also assumed, reflecting a greater propensity for adults in that age-group to live alone, partly as a result of increased breakdown in relationships.

2.11 Table 2.3 shows the household population of Huntingdonshire divided up into the sex and age-groups used in the household forecasts and changes in the size of those groups. Changes in the size of age-groups ultimately reflect changes in numbers of births. The substantial increases, first, in the 45-64 age group and, then, in the 65+ age-group reflect the movement of the post-war “baby boom” population into middle and then old age. This pattern is accentuated in Huntingdonshire by the large numbers of young adults who moved into the district in the 1970s and 1980s.

Table 2.3 Huntingdonshire: Household Population by Sex and Age-Groups, 1991-2016

	1991	1999	2016	Change 1991-1999	Change 1999-2016	%Change 1991-1999	%Change 1999-2016
Male 16-29	15,200	14,500	13,500	-700	-1,000	-4.6%	-6.9%
Male 30-44	17,400	18,300	15,300	+900	-3,000	+5.2%	-16.4%
Male 45-64	14,900	19,200	22,900	+4,300	+3,700	+28.9%	+19.3%
Male 65-74	4,300	5,000	9,400	+700	+4,400	+16.3%	+88.0%
Male 75+	2,600	3,000	5,100	+400	+2,100	+15.4%	+70.0%
Female 16-29	15,000	14,500	13,200	-500	-1,300	-3.3%	-9.0%
Female 30-44	17,400	18,600	16,300	+1,200	-2,300	+6.9%	-12.4%
Female 45-64	14,400	18,900	23,600	+4,500	+4,700	+31.3%	+24.9%
Female 65-74	5,000	5,500	10,000	+500	+4,500	+10.0%	+81.8%
Female 75+	4,300	4,800	6,300	+500	+1,500	+11.6%	+31.3%
Total	110,600	122,300	135,500	+11,700	+13,200	+10.6%	+10.8%

Note: Totals may not add due to rounding.

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- 2.12 The future decline in the size of younger adult age-groups shown in Table 2.3 reflects both a recent fall in numbers of births and a projected decline in net in-migration into the district. Numbers in older age-groups are also affected by improvements in mortality rates and by assumptions about numbers moving out of the household population and into institutional care.
- 2.13 When the Household Representative Rates are applied to the adult household population grouped by sex and age, forecasts of numbers of households “represented” by adults in these sex/age groups are obtained – see Table 4.
- 2.14 As can be seen from Table 2.4, the forecast growth of 10,600 in the number of households in Huntingdonshire between 1999 and 2016 comes completely from households “represented” by middle-aged and older people. A comparison with Table 2.3 shows that these are the only adult age-groups forecast to increase over that period.

Table 2.4 Huntingdonshire: Households by Sex and Age of Household Representative, 1991-2016

	1991	1999	2016	Change 1991- 1999	Change 1999- 2016	%Chang e1991- 1999	%Chang e 1999- 2016
Male 16-29	7,600	6,200	5,500	-1,400	-.700	-18.4%	-11.3%
Male 30-44	15,000	15,800	13,300	+800	-2,500	+5.3%	-15.8%
Male 45-64	13,800	17,800	21,100	+4,000	+3,300	+29.0%	+15.6%
Male 65-74	4,100	4,800	8,900	+700	+4,100	+17.1%	+85.4%
Male 75+	2,400	2,800	4,600	+400	+1,800	+16.7%	+64.3%
Female 16-29	2,200	2,100	2,200	-100	+100	-4.5%	+4.8%
Female 30-44	3,000	4,200	4,300	+1,200	+100	+40.0%	+2.3%
Female 45-64	2,800	3,900	5,800	+1,100	+1,900	+39.3%	+48.7%
Female 65-74	2,000	2,100	3,600	+100	+1,500	+5.0%	+71.4%
Female 75+	2,800	3,000	3,900	+200	+900	+7.1%	+23.1%
Total	55,700	62,600	74,700	+6,900	+10,600	+12.4%	+16.9%

Note: Totals may not add due to rounding.

- 2.15 All of the forecast increase in households in Huntingdonshire therefore comes from the growth in the absolute and relative size of the middle-aged and older population. Altogether, it can be calculated that changes in Household Representative Rates account for only 11% of the forecast increase in households, 1999-2016, and changes in age-structure for 89% of the increase.
- 2.16 The changing age-structure produces a disproportionate increase in numbers of households because Household Representative Rates are higher for older age-groups, when male and female rates are taken together. This is because there is a greater probability of older people – particularly older women - living as single person households because partners have died. This can be seen from Table 2.2, where the proportion of women in the 75+ age-group “representing” a household – effectively, at that age, living alone - is more than 60%, compared with around 20% in the 45-64 age-group.

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Household Formation and Migration in Huntingdonshire

- 2.17 The Structure Plan population and household forecasting model assumes nil net migration on average over the whole period, 1999-2016. All the additional 10,600 households generated by the model in that period are therefore produced by changes within the existing population, mainly by changes in the age-structure and also, to a small extent, by changes in household formation patterns.
- 2.18 The nil net migration assumption does not mean that no-one moves in or out of Huntingdonshire. In the model, the nil net average annual migration figure is produced by balancing 5,500 annual in-migrants against 5,500 out-migrants, including 4,500 adults (aged 16 and over). This scale of migration in- and out-flow was based on information from the 1991 census. The age structure of the in- and out-migrants assumed in the model is shown in Table 2.5 below – there is no significant difference between the distribution for males and females. The same age-structure is used throughout the forecasting period. Again, it was based on information from the 1991 census. The table also shows the age-distribution of the total adult household population of Huntingdonshire in 1999 and 2016.

Table 2.5 Huntingdonshire: Age-Structure of Adult Migrants and Total Population, 1999-2016

Age-Group	In-Migrants	Out-Migrants	Total Population 1999	Total Population 2016
16-29	50%	50%	24%	20%
30-44	32%	35%	30%	23%
45-64	12%	12%	31%	34%
65-74	3%	2%	9%	14%
75+	3%	2%	6%	8%

- 2.19 The bulk of people moving in and out of Huntingdonshire will be in younger adult age-groups, in contrast to a general population that will be more equally distributed across all adult age-groups.
- 2.20 The implication of this difference in age structure is that migrants into Huntingdonshire will form much younger households than the general population. Just over 75% of the 2,000 or so households formed by migrants each year in Huntingdonshire will be formed by adults aged under 45 compared with around 40% of the households existing in the total population. Equally, the 2,000 households assumed to move out of the district each year will mainly consist of younger adult households – although probably slightly older, on average, than those that moved in.

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Implications of the 2001 Census Results for Structure Plan Population and Household Forecasts

- 2.21 The first information from the 2001 census was issued on 30th September. This gave “One Number Census” data on population by age and sex for local authority areas for April 29th 2001. “One Number Census” figures are not the raw census counts but census data corrected for estimated under-enumeration. These figures were used to estimate the mid-2001 populations by age and sex for local authority areas that were published by the Office for National Statistics (ONS) on 10th October. No other local authority data from the census – e.g., numbers of households – will be published until mid-February 2003 – although it is understood that revised interim 2001 estimates of households, based on census populations, will be issued by the Office of the Deputy Prime Minister on 1st December.
- 2.22 Table 2.6 compares the new, census-based, ONS mid-2001 estimates for Cambridgeshire and Peterborough with the previous set of estimates published by ONS (for 2000) and the Cambridgeshire County Council Research Group’s estimates for mid-2001. The various estimates are fairly close for Peterborough but for Cambridgeshire the census-based mid-2001 estimates are 1.0% lower than the County Council’s own estimate for 2001 and 3.5% lower than the ONS mid-2000 estimate.

Table 2.6: Mid year population estimates for Cambridgeshire and Peterborough:

	ONS mid-2001 population	ONS mid-2000 population*	Cambridgeshire County Council mid-2001 population estimate
Cambridge City	108,800	124,400	111,600
East Cambridgeshire	73,400	74,600	70,000
Fenland	83,700	82,600	84,500
Huntingdonshire	157,200	158,800	160,700
South Cambridgeshire	130,500	133,300	132,500
Cambridgeshire	553,600	573,700	559,300
Peterborough	156,500	156,500	N/A (mid-2000: 156,300)

Source: Office for National Statistics and Cambridgeshire County Council Research Group

- 2.23 The first results of the 2001 census therefore confirm the scepticism about the ONS population estimates for local authority areas that has been expressed for some years by the County Council (see Technical Report, section A2.26). The main reason given for the shortfall in census population compared with the officially estimated population at national level (in press releases and on the National Statistics website) is a miscalculation of the annual rate of net international migration in recent years. A problem with estimates of net international migration is precisely the explanation given by the County Council for discrepancies between ONS and CCC population estimates, particularly for Cambridge City, in recent years (see Technical Report, section A2.26).

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- 2.24 The first results of the 2001 census confirm the technical soundness of the population and household estimates at the base of the Structure Plan forecasts. It is the population base that has been the main cause of difference between CCC and ONS population and household forecasts in recent years. There has been much less difference in assessments of future rates of growth in population and households (see Technical Report, sections A2.26 and A3.9).
- 2.25 The new, census-based mid-year estimates for 2001 make possible a revised assessment of net migration into the area over the ten years since the last census. The subtraction of “natural change” (the balance of births and deaths) over the last ten years from total population change gives a residual figure for “other change”, which is mainly net migration although it also includes net changes in resident student and other institutional populations (in prisons, barracks, etc.). Calculation of the change between the mid-1991 and mid-2001 population estimates on this basis gives an estimated net migration rate of 2,000 persons a year into Cambridgeshire and Peterborough. This compares with an annual rate of 1,870 (calculated on the same “other change” basis) previously estimated by the County Council for 1991-1999 and an annual rate of 4,980 (again on “other change” basis) used in the calculation of the population and household forecasts, 1999-2016. There is therefore little substantive change in assumptions about past migration rates arising from the new census data. The RPG6 and Structure Plan policies continue to assume a significant increase in future migration rates.

Table 2.7: Estimated and Forecast Annual Net Migration Rates (on “other change” basis), Cambridgeshire and Peterborough:

	Average annual net migration estimated from 1991-2001 population change	Average annual net migration in SP Forecasting Model, 1999-2016
Cambridge City	+90	+ +870
East Cambridgeshire	+1,120	+650
Fenland	+850	+770
Huntingdonshire	+340	0
Peterborough	-850	+720
South Cambridgeshire	+460	+1,970
Cambridgeshire and Peterborough	+2,000	4,980

Source: Office for National Statistics and Cambridgeshire County Council Research Group.

Note: Totals may not add due to rounding.

- 2.26 One additional implication can be drawn from this first, limited release of 2001 census data. This concerns the forecasts produced as part of the background information for the roll-forward of Regional Planning Guidance (see ‘Population and Household Growth in the East of England, 2001-2021’, EELGC Background Paper 1, July 2002 and accompanying documents). Some of the forecasts produced as part of this background review of population and household forecasts for the region and its constituent local authority areas showed substantially higher rates of future population and

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household growth for Cambridgeshire and Peterborough than the Structure Plan forecasts. These higher forecasts were based on the recent higher ONS estimates for the area and on the assumption that estimated high rates of international migration into the country and region would continue in the future. Now that these high rates of net international migration have proved to be a statistical illusion, it is likely that official projections of future population and household growth will be revised downward and that the higher forecasts published in EELGC Background Paper 1 are also likely to require revision.

Labour Supply

- 2.27 Labour supply data for 2001 will not be published until February 2003, along with the first detailed issue of census results. However, it is possible to produce a revised set of estimates, incorporating the age/sex breakdown of the newly-released population data and Labour Force Survey, (LFS), derived estimates of economic activity rates, (A Rs), at a District level. This provides some indication of where we can expect to see changes, once the Census is released in full. A sub-regional analysis will not be possible until sub-District population data is published in 2003.
- 2.28 The following Table compares the Census-based 2001 labour supply estimates with those published in the Technical Report (see Tables 4.2, A4.3.1, A4.3.3).

Table 2.8: Labour Supply Estimates – Comparisons, by District, mid 2001

District	Structure Plan Review	Mid-2001 – Census base; LFS (A Rs)	Difference
Cambridge City & South Cambridgeshire	133,950	130,100	- 3,850
East Cambridgeshire	37,550	39,350	+ 1,800
Fenland	43,050	42,500	- 550
Huntingdonshire	90,900	86,650	- 4,250
Peterborough	79,200	79,390	+ 190
Cambridgeshire & Peterborough	384,700	377,950	- 6,750

Source: Cambridge Econometrics; Labour Force Survey (ONS), Office for National Statistics; Research Group Cambridgeshire County Council

- 2.29 The Census results suggest that the labour supply is around 1.8% lower than originally estimated on account of the revised population estimates and age/sex structure. The Census count shows that it is numbers of people of working age who have been over-estimated by the County Council's Research Group, rather than children or those over retirement age.
- 2.30 However, there are also potential implications for the employment, or labour demand estimates for 2001. Some elements have been calculated in reference to the resident population – especially self-employment. At this point it is only possible to point out the relationship, rather than make any amendments. There is no reason at this stage to think that the final results will lead to a different view about the Policy conclusions drawn from the Structure Plan forecasts of labour supply and demand.

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3. Structure Plan Housing Distributions

- 3.1 **THE FOLLOWING TEXT APPEARS AS AN APPENDIX 2 TO THE SPA STATEMENT ON ISSUE 3A OF THE EIP, RELATING TO POLICY P5/1 ON HOUSING DISTRIBUTION.** It supplements data appearing in Chapter 3 of the Technical Report, explaining how the residual housing requirement 1999 – 2016 has been calculated.

Calculation of Residual Housing Requirement 1999 - 2016

Introduction

- 3.2 The overall scale of development across the Structure Plan area is derived from the requirement within RPG6 for an annual housing provision of 4,000 dwellings. This is split between the Cambridge Sub-Region and Peterborough and North Cambridgeshire on the assumption that beyond 2006 the Cambridge Sub-region will be accommodating 2,800 per annum and Peterborough and north Cambridgeshire 1,200.
- 3.3 From this overall figure of 80,000 for the period 1996 – 2016 various elements have been deducted to arrive at the residual figure used within the draft Structure Plan.
- 3.4 An assessment has been made of land already known to be in the planning system (completed since the base date of RPG6, with planning permission, or allocated in local plans).
- 3.5 Rather than assuming that all land thus identified will inevitably come forward, the local authorities have worked together to make an assessment of the likely impact of current Government guidance on those sites which have yet to be developed. The effect of this analysis has been somewhat mixed, with some sites being deemed unlikely to be developed in the context of current guidance whilst others which are better located, are considered capable of accommodating a larger number of dwellings than had previously been anticipated. The results of this analysis have been incorporated into figures for land with planning permission or allocated in local plans published in Core Document CD1.8 “Outstanding Commitments for Housing June 2001”.
- 3.6 Assessments have also been made of the likely contribution of brownfield windfall sites. (explained in the Technical Report CD 1.3 page 12 onwards).
- 3.7 Because the calculation to arrive at the residual requirement uses a base date of 1996, the requirement for “new” land makes allowance for completion levels being below 4,000 per annum in the 3 years 1996 to 1999.

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Cambridge & Peterborough Structure Plan Review – Assessment of Commitments at mid 1999

3.8 Completions 1996 – 1999

Figures provided by County Research and Monitoring Group, refer Technical Report page 18, Table 3.14.

3.9 Planning Permissions & Allocations mid 1999

Each district made an assessment of capacity of sites with outline planning permission as at mid 1999 in the light of PPG3 guidance on increased density. For sites allocated in Local Plans at mid 1999 Districts made an assessment of a) capacity in the light of guidance on increased density and b) whether the site would meet PPG3 criteria in terms of its location.

- Figures included for Huntingdonshire District Council exclude local plan allocations at Ramsey and Upwood.

3.10 Windfalls

See Technical Report page 19 for explanation of how the contribution for small windfall sites was assessed. Figures are based on an estimated rate per annum multiplied by 17 years.

- For East Cambridgeshire the small windfall site figure was split 80% Cambridge Sub Region (CSR) and 20% Peterborough and North Cambridgeshire (PNC).
- For Fenland DC the split was 85% PNC and 15% CSR.
- Huntingdonshire DC provided an estimated figure of 112 dpa, which was split 70 dwellings CSR, and 42 dwellings PNC, mid 1999 commitments were then removed.

3.11 Identified Urban Brownfield (additional to planning permissions & allocations)

Districts were asked to provide an assessment of the likely contribution from brownfield sites between mid 1999 and 2016 using data from the NLUD survey

- Cambridge City figure based on planning permissions granted mid '99 to September 2001 and sites awaiting finalisation of S106 Agreements.
- East Cambs figures based on National Land Use Database – East Cambridgeshire: 31st March 2001
- Fenland DC based on an estimated figure of 40 dpa for 17 years this was split 85% PNC and 15% CSR
- Huntingdonshire District Council - 486 dwellings are forecast for completion on identified large urban brownfield, 409 of the 486 are in CSR, the remaining 77 are in PNC. The figure is based on currently known sites of 486 and does not include identified brownfield sites in non-urban areas,
- South Cambs figure of 816 large brownfield sites was derived from an estimated 48 dpa over 17 years as used at the Local Plan Inquiry

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Update of the 1999 housing figures to 2001

3.12 The 1999 housing figures from the Technical Report* have been updated to 2001 based on data provided in CD1.8 “Outstanding Commitments for Housing June 2001”. Tables 3.1 – 3.3 below summarise the position at 1999. These tables were originally submitted as an appendix to the SPA statement on Issue 3A of the EiP and data has now been revised in Tables 3.4 – 3.6 to provide the 2001 position.

3.13 The tables provide guidance on the ‘new’ land that is likely to be needed in each District assuming dwellings from the other sources are delivered. It should be noted that further reassessment of allocations is required by Structure Plan Policy P1/4. The precise number of dwellings for which additional land is needed in order to meet the requirements of Policy P5/1 will be determined through the Local Plan process.

Table 3.1 - “New” Land to be found to meet Structure Plan Review Requirement – Cambridgeshire and Peterborough at mid 1999

	Land with Planning Permission	Land Allocated in Local Plans	“Windfall”/ Brownfield	“New” Land	Structure Plan Review Provision 1999 - 2016
Cambridge City	668	2,034	1,499	8,299 ¹	12,500
East Cambridgeshire	2,798	1,600	1,944	958	7,300
Fenland	2,430	2,220	2,400	1,050	8,100
Huntingdonshire	2,486	2,650 ²	1,762	2,602	9,500
Peterborough	6,305	2,825	3,036	634	12,800
South Cambridgeshire	4,339	2,381	4,069	9,211	20,000
Total	19,026	13,710	14,710	22,754	70,200

* See Technical report, Chapter 3: New land required to meet the requirements of RPG6 and Housing commitments for the Structure Plan Area as a whole.

REISSUED

Table 3.2 - “New” Land to be found to meet Structure Plan review Requirement – Cambridge Sub-Region at mid 1999

	Land with Planning Permission	Land Allocated in Local Plans	“Windfall”/ Brownfield	“New” Land	Structure Plan Review Provision 1999 - 2016
Cambridge City	668	2,034	1,499	8,299 ¹	12,500
East Cambridgeshire	2,486	950	1,565	999	6,000
Fenland	450	120	354	576	1,500
Huntingdonshire	1,278	2,266	1,281	2,675	7,500
South Cambridgeshire	4,339	2,381	4,069	9,211	20,000
Cambridge Sub-Region	9,221	7,751	8,768	21,760	47,500

Table 3.3 - “New” Land to be found to meet Structure Plan Review Requirement – Peterborough and North Cambridgeshire at mid 1999

	Land with Planning Permission	Land Allocated in Local Plans	“Windfall” / Brownfield	“New” Land	Structure Plan Review Provision 1999 - 2016
Peterborough	6,305	2,825	3,036	634	12,800
Fenland	1,980	2,100	2,046	474	6,600
Huntingdonshire	1,208	384 ²	481	-	2,000
East Cambridgeshire	312	650	379	-	1,300
Peterborough and North Cambridgeshire	9,805	5,959	5,942	1,108	22,700

NEW

Table 3.4 - “New” Land to be found to meet Structure Plan Review Requirement – Cambridgeshire and Peterborough at mid 2001

	Structure Plan Review Provision 1999 - 2016	Land with Planning Permission	Land Allocated in Local Plans	“Windfall”/ Brownfield ¹	Completions 1999 - 2001	“New” Land
Cambridge City	12,500	1,500	1,253	1,323	404	8,020 ²
East Cambridgeshire	7,300	2,876	858	1,715	842	1,009
Fenland	8,100	2,262	2,515	2,118	653	552
Huntingdonshire	9,500	2,226	1,812 ³	1,555	1,509	2,398
Peterborough	12,800	6,389	1,555 ⁴	2,679 ⁵	1,182	995
South Cambridgeshire	20,000	4,563	2,126	3,590	1,540	8,181
Total	70,200	19,816	10,119	12,980	6,130	21,176

Table 3.5 - “New” Land to be found to meet Structure Plan review Requirement – Cambridge Sub-Region at mid 2001

	Structure Plan Review Provision 1999 - 2016	Land with Planning Permission	Land Allocated in Local Plans	“Windfall”/ Brownfield ¹	Completions 1999 - 2001	“New” Land
Cambridge City	12,500	1,500	1,253	1,323	404	8,020
East Cambridgeshire	6,000	1,781	666	1,381	725	1,447
Fenland	1,500	472	108	312	37	571
Huntingdonshire	7,500	1,351	1,679	1,130	904	2,436
South Cambridgeshire	20,000	4,563	2,126	3,590	1,540	8,181
Cambridge Sub-Region	47,500	9,667	5,832	7,736	3,610	20,655

NEW

Table 3.6 - “New” Land to be found to meet Structure Plan Review Requirement – Peterborough and North Cambridgeshire at mid 2001

	Structure Plan Review Provision 1999 - 2016	Land with Planning Permission	Land Allocated in Local Plans	“Windfall”/ Brownfield ¹	Completions 1999 - 2001	“New” Land
Peterborough	12,800	6,389	1,555 ⁴	2,679 ⁵	1,182	955
Fenland	6,600	1,790	2,407	1,805	616	-
Huntingdonshire	2,000	875	133 ³	424	605	-
East Cambridgeshire	1,300	1,095	192	334	117	-
Peterborough and North Cambridgeshire	22,700	10,149	4,287	5,243	2,520	995

¹ Windfall/Brownfield sites totals have been updated to 2001 by deducting 2 years (pro rata) from 1999 figures

² Includes 1,900 on Cambridge Northern Fringe.

³ Excludes land allocated for housing development at Ramsey removed as of 1/6/02.

⁴ Figure relates to the 1996 Peterborough Local Plan. The First Replacement Peterborough Local Plan is likely to allocate additional land when adopted in autumn 2003.

⁵ This figure does not include the additional 2,000 dwellings on brownfield land at Hampton, which have been proposed by the Strategic Planning Authorities for inclusion in Policy P10/5

NEW

Distribution of Commitments and “new” land to be found Policy P9/2

Table 3.7 Policy P9/2

District	Cambridge City	South Cambs	East Cambs	Hunts	Fenland	Total	%
Dwellings to be accommodated							
Within the built up area of Cambridge	6,500	2,400				8,900	18.7
On the edge of Cambridge subject to review of the Green Belt boundary	6,000	2,000				8,000	16.8
In a new settlement at Longstanton/Oakington		6,000				6,000	12.6
In market towns and rural centres		5,500	3,500	6,500	1,500	17,000	36
Elsewhere in the Sub-region - no more than		4,100	2,500	1,000		7,600	16
Total	12,500	20,000	6,000	7,500	1,500	47,500	100

Table 3.8 Commitments in Cambridge Sub-Region - mid 1999

	Cambridge City	South Cambs	East Cambs	Hunts	Fenland	Total	%
Within the built up area of Cambridge	4,200	900				5,100	19.8
On the edge of Cambridge subject to review of the Green Belt boundary							
In a new settlement at Longstanton/Oakington							
In market towns and rural centres		5,090	2,900	3,800	850	12,640	49.2
Elsewhere in the Sub-region		4,800	2,100	1,000	70	7,970	30.1
Total	4,200	10,790	5,000	4,800	920	25,710	100.0

NEW

Table 3.9 "New" Land to Meet P9/2

	Cambridge City	South Cambs	East Cambs	Hunts	Fenland	Total	%
Within the built up area of Cambridge	2,300	1,500				3,800	17.2
On the edge of Cambridge subject to review of the Green Belt boundary	6,000	2,000				8,000	36.2
In a new settlement at Longstanton/Oakington		6,000				6000	27.2
In market towns and rural centres		0	600	2,700	580	3,880	17.6
Elsewhere in the Sub-region - no more than		0	400	0		400	1.8
Total	8,300	9,500	1000	2,700	580	22,080	100.0

- 3.14 Commitments within South Cambridgeshire district have been split between the larger villages identified in the Cambridge Sub-Region Study (Histon/Impington, Linton, Melbourn, Great Shelford, Sawston, Fulbourn, Girton, Milton, Swavesey, Waterbeach), the previously established new settlements of Bar Hill and Cambourne, and elsewhere in the Sub-Region. Together, these two figures exceed the draft Structure Plan requirement – 9,900 dwellings compared with the 9,600 required by Policy P9/2. There is therefore a built in assumption that there are commitments identified which may not be required to come forward during the Structure Plan period.
- 3.15 Within East Cambridgeshire district commitments “elsewhere in the sub-region” are lower than anticipated, therefore new land is required. Any “new” land to be found to meet this requirement of the draft Structure Plan should be considered for the market town of Ely or rural centres identified by the district council.

Previously Developed Land in Structure Plan Area

TABLE 3.10 APPEARS AS AN APPENDIX TO SPA STATEMENT ON ISSUE 3B REGARDING GUIDANCE ON PREVIOUSLY DEVELOPED LAND AND POLICYP5/2.

TABLE 3.11 APPEARS AS PART OF PART B, 2.1 IN SPA STATEMENT ON ISSUE 3B. Errors in the original figures reported have now been corrected.

3.16 Table 3.10 provides an assessment of actual and potential brownfield housing development in the Structure Plan area. This is based on housing completions, outstanding commitments, allocations and other evidence as available. To provide a balanced picture, averaged completions data is used where available (see footnotes to figures). For assessment of future supply the most recent figures were used, based on information provided by the District and Unitary Authorities.

Table 3.10 Assessment of Actual and Potential Brownfield Housing development

District	Deposit Structure Plan target	Percentage of new homes built on previously developed land	Future brownfield potential based on outstanding commitments, allocations or other evidence:	
			Commitments at 31.3.02	Allocations 31.3.02
Cambridge	55%	86% ¹	91% ⁵	94% ⁷
East Cambs	25%	33% ²	18%	0%
Fenland	30%	41% ³	14% ⁶	20% ⁸
Hunts	40%	34% ⁴	31%	40% ⁷
South Cambs	35%	26% ³	n/a	10% ⁸
Peterborough	75%	81% ⁴	98%	21%

1. 1997 to 2002.
2. 2000 to 2002.
3. 1999 to 2001.
4. 1999 to 2002.

5. Includes permissions subject to S106.
6. At 30.6.01, estates only.
7. Based on urban capacity study.
8. At 30.6.01

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3.17 Policies P5/1 and P5/2 contain Local Plan area targets for housing distribution and brownfield housing which can be combined to give minimum brownfield dwellings estimates for the end of the Structure Plan period. This gives an overall brownfield completions estimate for the Structure Plan area of 31,530 dwellings, representing 45% of the total completions.

Table 3.11 The minimum brownfield contribution for each Local Plan area implied by Policies P5/1 and P5/2 combined.

Local Plan area	Target for Policy P5/1	Target for Policy P5/2	Minimum brownfield dwellings
Cambridge City	12,500	55%	6,875
East Cambridgeshire	7,300	25%	1,825
Fenland	8,100	30%	2,430
Huntingdonshire	9,500	40%	3,800
South Cambridgeshire	20,000	35%	7,000
Peterborough	12,800	75%	9,600
Structure Plan area	70,200	45%	31,530

Density of Development

TABLE 3.12 BELOW APPEARS AS AN APPENDIX TO SPA STATEMENT ON ISSUE 3C RELATING TO THE DENSITY OF HOUSING DEVELOPMENT.

3.18 A minimum density of 30 dwellings per hectare is proposed for all development in Policy P5/3 with a range of higher densities for city centre sites and those with good facilities and public transport services. Based on current densities reported in Table 3.8, there is clearly scope for the use of higher densities in future planning proposals.

3.19 Table 3.12 shows that during the period 1991 to 2001 an average density of 26 dwellings per hectare was achieved for built housing estates. The highest densities have been achieved in Cambridge and Peterborough with 40 and 30 dwellings per hectare. Reported densities are gross, rather than net which would provide for higher figures. Monitoring of the new Policy P5/3 will entail measurement of net densities, using representative estate development at appropriate locations agreed by the County Council's Research and Monitoring Group in cooperation with District monitoring staff.

Table 3.12 Density¹ of development on estates (dwellings per hectare) from 1991 to 2001².

	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2001	Average density 1991-2001
Cambridge	35.8	25.0	40.4	56.7	54.5	37.9	42.3	54.7	51.8	40.4
East Cambs	35.7	23.8	25.4	27.3	25.1	25.8	24.1	27.3	22.7	25.5
Fenland	31.6	36.9	21.6	26.9	23.1	26.3	25.6	26.7	25.5	27.1
Hunts	24.7	26.4	24.7	26.1	25.6	22.4	20.7	20.2	21.5	23.4
Peterborough	36.9	49.3	33.9	24.8	31.4	25.9	26.1	26.9	27.3	29.8
South Cambs	35.4	28.9	25.5	21.3	22.5	29.7	23.5	22.0	22.3	24.3
Total³	31.1	30.9	26.6	26.7	27.2	26.6	24.1	24.3	24.1	26.4

Source: Strategic Planning Section, Cambridgeshire County Council and Policy and Research Section, Planning Services, Peterborough City Council

¹ Densities are gross and not directly comparable to net densities referred to in Policy P5/3

² Built development mid year to mid year

³ Density taking total number of dwellings built on estates and total site areas of estates for Structure Plan area as a whole, rather than an average of district figures

4 Structure Plan Area Housing Completions 1991 to 2002

Table 4.1 shows annual housing completions for the Structure Plan area for the period 1991 – 2002 whilst Table 4.2 shows the completions breakdown between the Cambridge Sub Region and Peterborough and North Cambridgeshire. This data is also shown graphically in Figure 4.1.

Table 4.1 Housing completions for the Structure Plan Area 1991 - 2002

Housing completions	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00 ¹	00-01 ¹	01- 02 ²
Cambridge City	232	309	472	295	346	332	276	109	176	175	153
East Cambs	406	381	375	411	590	581	689	574	412	412	987
Fenland	768	655	639	515	389	427	712	443	324	324	835
Hunts	764	561	827	1067	803	815	1018	863	747	746	400
Peterborough	727	457	518	483	587	400	562	700	628	554	659
South Cambs	477	365	451	536	600	831	870	746	759	759	801
Total	3374	2728	3282	3307	3315	3386	4127	3435	3046	2970	3835

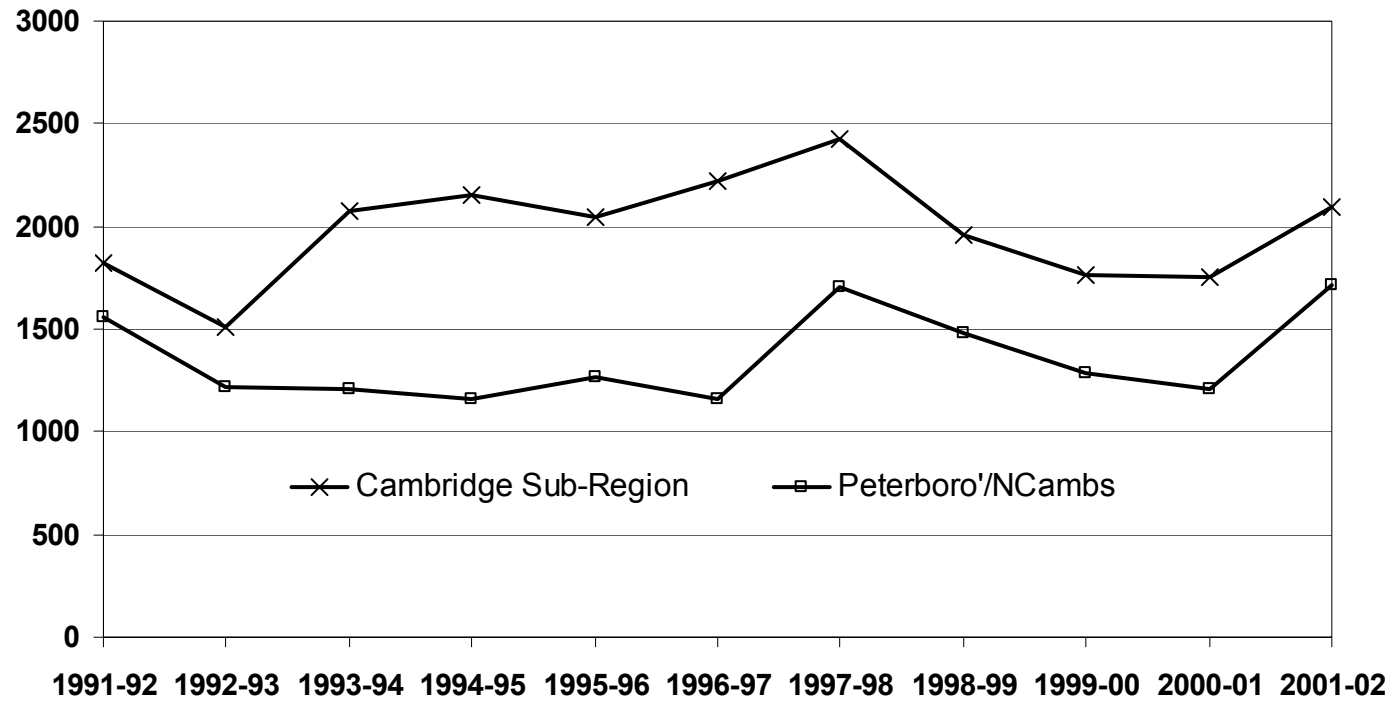
Table 4.2 Housing completions for the Cambridge Sub Region and Peterborough/ North Cambs 1991 - 2002

Housing completions	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00 ¹	00-01 ¹	01- 02 ²
Cambridge Sub-Region	1820	1514	2071	2150	2048	2224	2424	1958	1759	1758	2093
Peterboro'/NCambs	1554	1214	1211	1157	1267	1162	1703	1477	1287	1212	1712
County & P'boro	3374	2728	3282	3307	3315	3386	4127	3435	3046	2970	3805
Cambridge Sub-Region as % of total	54%	55%	63%	65%	62%	66%	59%	57%	58%	59%	55%
P'boro'/NCambs as % of total	46%	45%	37%	35%	38%	34%	41%	43%	42%	41%	45%

¹ Annual data estimated from two year completions survey figures for 1999-01 except for Peterborough where 1999-00 and 2000-01 completions figures available

² Annual data estimated from 9 months completions survey figures 1/7/01 - 31/3/02

Figure 4.1 Comparison of housing completions in Cambridge Sub-Region and Peterborough/ North Cambs.



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5. Commercial development and jobs potential in the Structure Plan Area as at 31 Mar 02

5.1 **FURTHER INFORMATION ON THE ECONOMY REGARDING THE GENERAL LOCATION OF EMPLOYMENT IS REPRODUCED HERE FROM THE SPA STATEMENT ON ISSUE 2 (SEE APPENDICES 1 AND 2).** There have been minor amendments to the text to adjust to the layout of this document.

Employment Land

5.2 At the end of March 2002 there was 843 Ha of land in Cambridgeshire and Peterborough with outstanding commitments for offices, industry, high tech' and warehousing (land with planning permission, under construction or allocated). Table 5.1 below shows the breakdown for each district.

Table 5.1 Commercial development in the Structure Plan Area to 31st March 2002

District	Completions Jul 1991-Mar 2002 (a)	Average yearly completion Ha/year (b)	Under construction 31/3/2002 (c)	Other outstanding permissions 31/3/2002 (d)	Allocations 31/3/2002 (e)	TOTAL (Ha) (a+c+d+e)	Number of years of employment land (c+d+e divided by b)
Cambridge	21.56	2.0	7.95	10.66	5.14	45.31	11.9
East Cambs	56.42	5.3	0.92	47.00	28.79	133.13	25.1
Fenland	65.98	6.1	0.23	64.32	130.80	261.33	32.0
Hunts	136.38	12.7	12.59	52.40	40.48	241.85	8.3
Peterboro'	129.83	12.1	56.13	141.69	97.87	425.52	24.2
South Cambs	115.43	10.7	16.70	115.73	13.31	261.17	13.6
TOTAL	525.60	48.9	94.52	431.80	316.39	1368.31	17.2

Source: Cambridgeshire County Council and Peterborough City Council

5.3 Over the period July 1991 to March 2002 (10.75 years) 526 Ha of land was completed, an annual equivalent of 49 Ha a year. If this is used as a guide and applied against the total amount of outstanding land of 843 Ha* it can be seen that there is 17.2 years of land to be developed. However, the amount varies considerably between districts with only 8 years land supply in Huntingdonshire, but 32 years supply in Fenland.

* Total amount of outstanding land calculated from Table 5.1 as sum of columns (c), (d) and (e).

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Job numbers

- 5.4 Information from Table 5.1 on industrial and business land availability has been used to update relevant tables in the Technical Report (TR) section on job potential. Table 5.2 below updates TR Table 4.4 to provide an estimate of total capacity for jobs in Cambridgeshire and Peterborough of 96,400. This figure includes 78,100 on sites with planning permission or allocated in local plans (the 843 Ha outstanding commitments identified in Table 5.1 above, plus a few other major sites with planning permissions for other types of employment uses not included in Table 5.1). The other 18,300 jobs are on other identified sites that are likely to come forward in the Plan period.
- 5.5 This compares to forecast growth in jobs of 63,750 for Cambridgeshire and Peterborough between 2001 and 2016 in Table 4.1 of the Technical Report (source Cambridge Econometrics and Cambs. County Council Research Group).
- 5.6 Table 5.3 updates TR Table 4.5 for the Cambridge Sub-Region to provide an estimated potential capacity of 48,600 jobs compared to 49,250 jobs forecast in TR Table 4.2 between 2001 and 2016. This difference can be explained by the inclusion in Table 4.2 of employment in sectors not included in Table 5.3, for example in health care.
- 5.7 Table 5.4 updates TR Table 4.6 for Peterborough and North Cambridgeshire identifying a total capacity to accommodate 47,900 jobs compared to just 14,600 jobs forecast in TR Table 4.2 between 2001 and 2016. Table 5.1 confirms there is a considerable amount of land with planning permission or allocated compared to historic annual take-up rates.

Land required to support forecast job growth

- 5.8 Table 4.1 of TR forecasts job growth of 63,750 between 2001 and 2016. Not all of this job growth will require additional employment land to be found. Assuming an average density of 122 per hectare^{*}, 63,750 jobs will require 522 Ha of land. Table 5.1 shows that 843 Ha of land was available at March 2002 (including sites already under construction). This is well in excess of the land estimated to be needed if all job growth were to be accommodated on newly developed land.

^{*} 122 jobs per hectare comprises 87 jobs per hectare (on average) for industry plus 158 jobs per hectare (on average) for offices, as explained in the Technical Report, para. 4.40.

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Table 5.2: Job potential on land committed for industry, business and retail, March 2002 for Cambridgeshire and Peterborough (number of jobs)

	Planning permissions and local plan allocations	Other recognised sites	Other strategic proposals	Total
Cambridge City	6,100	1,500 ¹	5,700 ²	13,300
South Cambridgeshire	15,400	1,300 ³	3,500 ⁴	20,200
East Cambridgeshire	1,700	0	0	1,700
Fenland	14,900	0	0	14,900
Huntingdonshire	12,400	3,000 ⁵	0	15,400
Peterborough	27,600	3,300 ⁶	0	30,900
TOTAL	78,100	9,100	9,200	96,400

Source: Cambridgeshire County Council, Peterborough City Council and district councils.

- 1 100 jobs at the Grafton Centre Phase 3 - estimate by Cambridgeshire County Council
900 jobs at the Northern Fringe - estimate by Cambridgeshire County Council
500 jobs at New Street/Newmarket Road (from planning application, not yet determined)
- 2 3000 jobs at Addenbrooke's - estimate by Cambridgeshire County Council using the figure from the Mentor model estimating what may take place in the period up to 2016 of the 6600 plus jobs forecast for the site (20:20 Study)
2000 jobs at Cambridge Airport - figure from Buchanans
- 3 500 jobs at Hinxton Hall (from planning application, not yet determined)
800 jobs at Cambridge Northern Fringe, Impington - estimate by Cambridgeshire County Council
- 4 3500 jobs at Oakington new settlement site - estimate by Cambridgeshire County Council using the figure from the Mentor model, plus small addition for retail
- 5 3000 jobs at Alconbury Airfield - Cambridgeshire County Council estimate of what may take place in the period up to 2016
- 6 Opportunity Areas identified in Peterborough Local Plan/Replacement Plan - North Westgate, Broadway, Railway Station, South Bank and London Road

Notes: 'Other recognised sites' include those which did not have planning permission or were allocated in Local Plans but either had outstanding planning applications (not determined at March 2002) or were soon to come forward. 'Other strategic proposals' include those sites which were much further from coming forward.

5.9 Estimates of numbers of jobs are taken either from planning applications or were produced by District and City Councils. When these were not available estimates were made by Cambridgeshire County Council using the following gross employment density figures, using floorspace figures when these were available:

Cambridge Area: 180 jobs/Ha for business parks/offices
(Cambridge and South Cambs) 22.6 sq.m. per job for business parks/offices
125 jobs/Ha for industry
31.1 sq.m. per job for industry

Rest of Cambridgeshire and Peterborough (excluding East Cambs): 158 jobs/Ha for business parks/offices
23 sq.m. per job for business parks/offices
87 jobs/Ha for industry
33 sq.m. per job for industry

East Cambs: 20 jobs/Ha for industry and offices

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- 5.10 The above figures for employment densities were derived in 1994 by Cambridgeshire County Council using information from planning applications on site areas and floorspace to determine the relationship between floorspace and site area. Jobs per hectare and per square metre of floorspace were assessed from actual numbers of employees in buildings, using major employment sites built in the 1980s and 1990s. The figures for East Cambridgeshire were derived from work carried out by the District Council in 2002 which showed that development on new major employment sites in the District were taking place at exceptionally low density levels.
- 5.11 It should be noted that there is a very indirect relationship between employment land and job growth. It is likely that not all sites with planning permission or allocated in Local Plans will come forward during the Structure Plan period. Other employment sites will no doubt be identified. Also the suggested employment densities may not necessarily be achieved. A substantial amount of job growth, such as in health care, will take place on land not identified above. There will also be job growth at existing employment sites not requiring the take-up of additional land.

Table 5.3: Job potential on land committed for industry, business and major retail, March 2002 for the Cambridge Sub-Region (number of jobs)

	Planning permissions and local plan allocations	Other recognised sites	Other strategic proposals	Total
Cambridge City	6,100	1,500	5,700	13,300
South Cambridgeshire	15,400	1,300	3,500	20,200
East Cambridgeshire	1,300	0	0	1,300
Fenland	2,000	0	0	2,000
Huntingdonshire	8,800	3,000 ¹	0	11,800
Peterborough	0	0	0	0
TOTAL	33,600	5,800	9,200	48,600

Source: Cambridgeshire County Council, Peterborough City Council and district councils.

¹ Employment site at Alconbury Airfield is on border between Cambridge Sub-Region and Peterborough and North Cambridgeshire

Note: figures are rounded so do not add up exactly to totals in Table 5.2

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Table 5.4: Job potential on land committed for industry, business and major retail, March 2002 for Peterborough and North Cambridgeshire (number of jobs)

	Planning permissions and local plan allocations	Other recognised sites	Other strategic proposals	Total
Cambridge City	0	0	0	0
South Cambridgeshire	0	0	0	0
East Cambridgeshire	500	0	0	500
Fenland	12,900	0	0	12,900
Huntingdonshire	3,600	0	0	3,600
Peterborough	27,600	3,300	0	30,900
TOTAL	44,600	3,300	0	47,900

Source: Cambridgeshire County Council, Peterborough City Council and district councils

Note: figures are rounded so do not add up exactly to totals in Table 5.2

REISSUED

6 Role of Market Towns and Rural Centres

THE FOLLOWING TABLE IS AN APPENDIX TO THE SPA STATEMENT ON ISSUE 7A ON THE ROLE OF MARKET TOWNS AND RURAL CENTRES, RELEVANT TO POLICIES P1/1 (PART), P9/5, P10/3. THE TABLE ALSO APPEARS AS AN APPENDIX TO SPA STATEMENT ON ISSUE 1A, REFERRING TO POLICY P1/1, TO INDICATE THE POPULATIONS OF MARKET TOWNS SELECTED FOR GROWTH.

Appendix 1 Market Towns

Town	Population mid 2000	Dwelling stock mid 2000	Housing completions 1991 - 2001	Housing commitments mid June 2001 ^A	Commercial floor-space completions (Hectares) Jan'99 - Mar'01	Employee jobs Sept. 1998 ^C	Commuting employees net in/out	Other main commuting areas	Retail floor-space 2001 sq.m.	No multiples 1995	Bank/ Building Society	Permanant Library	Secondary School	Health Centre	Accessibility
St Neots	26,510	11,300	1,459	686	2.52	10,300	-1,790 out	27% out of County	22,000	13	Yes	Yes	Yes	Yes	Good road (A1/A428) and rail links
Wisbech	20,040	9,480	1,212	704	10.87	10,400	+2,720 in	17% out of County	25,500	15	Yes	Yes	Yes	Yes	A47, no rail, fast bus service to Peterborough
Huntingdon	19,020	8,440	1,853	349	0.96	17,300	+6,620 in	4% to Cambridge 22% within Hunts	28,000	16	Yes	Yes	Yes	Yes	Good road access (A14) and main line rail
March	19,010	8,360	946	917	9.20	5,400	-1,670 out	9% to Peterborough 15% elsewhere in district	16,500	6	Yes	Yes	Yes	Yes	Rail
St Ives	16,340	6,930	614	202	11.19	6,600	-1,390 out	14% to Cambridge 28% within Hunts	15,000	9	Yes	Yes	Yes	Yes	Just off A14
Whittlesey	15,640	6,780	968	1,183	1.73	4,300	-2,000 out	42% to Peterborough	8,000	<6	Yes	Yes	Yes	Yes	A605, close to Peterborough, rail
Ely	13,700	6,430	1,528	1,540	1.13	6,100	+ 990 in	18% to Cambridge	20,000	11	Yes	Yes	Yes	Yes	A10, good rail links
Chatteris	8,820	4,000	791	580	2.19	2,100	-900 out	10% to Cambridge	4,000	<6	Yes	Yes	Yes	Yes	A141/A142, no rail
Ramsey	7,980	3,390	472	35 ^B	1.94	2,100	-970 out	13% to Peterborough 27% within Hunts	4,500	<6	Yes	Yes	Yes	Yes	Relatively isolated by road and no rail
Soham	8,670	3,830	650	332	0.25	n/a	n/a	12% to Cambridge	42 shops in total 1998		Yes	Yes	Yes	Yes	A142, on railway line but no station
Littleport	6,910	3,070	368	1,247	3.14	n/a	n/a	14% to Cambridge	23 shops in total 1998		Yes	Yes	No	Yes	A10 and rail station

^A Including estimated housing units on land identified in Local Plan Allocations but without planning permission as at 30 June 2001

^B Not including sites West of Ramsey and RAF Upwood which have been removed as of 31/3/02

^C Source: National Statistics (ONS) estimates of 'Employee jobs in September 1998'.

REISSUED

7 Countryside Enhancement Areas

- 7.1 **INFORMATION PRESENTED BELOW APPEARS IN ISSUE 7D AS SUPPORTING APPENDICES, REFERRING TO POLICY P7/3 ON COUNTRYSIDE ENHANCEMENT AREAS.** This issue considered whether Countryside Enhancement Areas were an appropriate means of providing for both nature conservation and public access and also whether areas identified in the Plan were in the right places.

Biodiversity Action Plans in the Structure Plan Area

- 7.2 There are 14 Priority UK BAP Habitats for which the Structure Plan area has Local Biodiversity Action Plans (LBAPs), either solely for that habitat or in conjunction with another one. The most significant contributions to national BAP targets and objectives in this area will be from wetland habitats e.g. wet woodland, fens and reed beds.
- 7.3 There are 17 national UK BAP priority species with LBAPs in Cambridgeshire and Peterborough. Habitat improvement and enhancement is required to achieve the species targets.

REISSUED

Table 7.1 Habitat Action Plans in Structure Plan Area

Habitat Action Plan	Objectives (date to be achieved)
Fens	Create 200ha+ wetland inc major fen component (2010)
Floodplain Grazing Marsh	Create 200ha (2005), 400ha (2010)
Lakes & Reservoirs	Maintain sites conservation status
Reedbeds	Create 100ha (2005), 400ha (2010)
Rivers & Streams inc chalk streams	20km quality bankside habitat, 4km in-stream enhancement (2010)
Wet woodland	Create 100ha (2010)
Veteran Trees and Parkland	Restore 40% parkland, create 25 new sites (2010)
Arable Field Margins	Create 982ha field margins (2010)
Hedgerows	220km new (2010)
Ponds	Create new ponds & restore old
Acid grassland and heathland	14ha created (2010)
Lowland calcareous grassland	20ha created (2010)
Meadows and Pastures	50ha created (2010)

Species Action Plan	Objectives (date to be achieved)
Bittern	5 breeding pairs (2020)
Desmoulin's Whorl Snail	Maintain viable populations
Large Copper Butterfly	-
Otter	Restore otters to all river catchments (2010)
Ribbon-leaved water-plantain	Restore to fen sites (2005)
Shining Ram's-horn and Glutinous snail	-
Water vole	Restore to 1970 population (2010)
White-clawed crayfish	Maintain habitats for crayfish
Dormouse	Re-establish 5 populations (2010)
Brown hare	Double spring numbers (2010)
Grey Partridge	Halt decline by 2005
Skylark	Halt decline by 2003
Great-crested newt	Maintain populations
Song thrush	Restore to 1970 population (2010)
Pipistrelle Bat	Maintain populations
Stone Curlew	Encourage recolonisation in South Cambridgeshire (2010)

REISSUED

Table 7.2 Background to Biodiversity Enhancement Areas

Potential Habitat type	Location	Landscape Character Area	Existing Designations	Existing cycle/walking access
Limestone Grassland	North-west of Peterborough	North-west Limestone	<ul style="list-style-type: none"> Barnack Hills and Holes NNR and SSSI, designated for limestone grassland interest 	Contains section of the national cycle network
Chalk grassland	Surrounding Newmarket	Chalklands	<ul style="list-style-type: none"> All or part of 5 SSSIs including Newmarket Heath, Devil's Dyke and Brackland Rough, designated for their chalk grassland interest. 9 CWSs and a protected road verge, many of which are also designated for their chalk grassland flora. 	Contains section of the Icknield Way and part of the national cycle network. Fairly good ROW links from Newmarket, Burwell, Fordham.
	Gog Magog's, South east of Cambridge		<ul style="list-style-type: none"> Gog Magog golf course SSSI, the Roman Road SSSI Wandlebury CWS, 4 protected road verges one LNR and a park. All designated for their chalk grassland interest.	Good ROW links in Wandlebury Country Park and to the Roman Road, but few towards the Shelfords and Cambridge.
	Around Barrington		<ul style="list-style-type: none"> 3 chalk grassland SSSIs, one CWS road verge and one parkland. 	ROW links in most of the area, but not immediately north of Orwell.
	Bassingbourn area		<ul style="list-style-type: none"> 3 CWSs designated for chalk grassland, 2 CWS road verges, one parkland. Also adjacent to Therfield Heath SSSI which lies outside the county boundary. 	Also train station at Royston. ROW links across whole area, except the barracks.
Woodland and Hedgerow	West of Peterborough	North-west Limestone and Peterborough Gravels	<ul style="list-style-type: none"> 10 SSSIs, two of which are NNRs designated for ancient woodland, 3 parklands. 	Hereward Way and section of the national cycle network
	Monks Wood area	Western Claylands	<ul style="list-style-type: none"> Monks Wood NNR and SSSI, and Aversley Wood SSSI, SSSI railway cutting 11 ancient woodland CWS, Alconbury Airfield CWS, 4 CWS or protected road verges 	Scattered ROW links across area, with open access in some of the woods.

REISSUED

Potential Habitat type	Location	Landscape Character Area	Existing Designations	Existing cycle/walking access
	Around Grafham Water		<ul style="list-style-type: none"> Grafham Water SSSI, and three ancient woodland SSSIs. Note that planting would not take place within the Grafham Water SSSI unless considered appropriate within its management plan. 12 CWS, of which 7 are woodlands, 3 CWS road verges. 	The 3 Shires Bridleway and the national cycle network. Lots of ROW links, also centre for leisure activities and circular walk around the reservoir.
	Gamlingay area		<ul style="list-style-type: none"> 7 woodland SSSIs, 8 parklands, 13 CWSs of which five are, or contain significant amounts of, woodland. Number of protected road verges. 	The Harcamlow Way runs through the eastern side of this area. Good ROW links in the east of the area, and around Great Gransden, otherwise sparse on the western side.
	SE Cambridgeshire area	South-east Clay Hills	<ul style="list-style-type: none"> 5 SSSI woodlands, 24 CWS woodlands, a number of protected road verges 3 parklands 	The Icknield Way runs through the area. Quite dense ROW network. Adjacent to woodland areas in Suffolk too.
Acid grassland and Heaths	Kennett area	Breckland Natural Area	<ul style="list-style-type: none"> 2 heathland CWS 1 CWS Road verge adjacent to Suffolk Brecks habitats. 	Few ROW, but nearby Kennett train station
	Gamlingay area	Bedfordshire Greensand ridge	<ul style="list-style-type: none"> 3 CWS grasslands and heath plantation sites adjacent to heath sites in Beds 	Few ROW
Wet grassland and Hay meadows	Ouse Valley	River valleys	<ul style="list-style-type: none"> 6 SSSIs, including Little Paxton Pits 35 CWSs such as Hemingford Grey Meadows and Fen Drayton Gravel Pits, 7 parklands. 	The Ouse Valley Way runs the length of this area, which also contains a section of the national cycle network. Quite a lot of ROW links into OV Way.
Wetlands	Nene Washes	Fenlands	<ul style="list-style-type: none"> Nene Washes SSSI and RAMSAR site, 9 CWSs which are predominantly designated for wet grassland, gravel pits or pollard willows one park 	Nene Valley Way, but not many linking ROW.

REISSUED

Potential Habitat type	Location	Landscape Character Area	Existing Designations	Existing cycle/walking access
	Woodwalton area		<ul style="list-style-type: none"> • Woodwalton and Holme Fen SSSI, NNR and RAMSAR site, • 6 CWSs 	Currently not many ROW, though both Woodwalton and Holme Fen have public access.
	Ouse Washes area		<ul style="list-style-type: none"> • Ouse Washes SSSI and RAMSAR site, and Berry Fen SSSI. • CWS gravel pits and grasslands, • a number of CWS drainage ditches • a park 	ROW access along the Washes, though not many linking ROW on adjacent farmland.
	Wicken Fen		<ul style="list-style-type: none"> • SSSI, NNR and RAMSAR owned by the National Trust • 3 CWSs, • 2 parks • borders the River Cam, also a CWS 	Existing ROW good along R Cam, through Wicken and on farmland around Burwell and Swaffhams.

Key:

SSSI – Site of Special Scientific Interest

CWS – County Wildlife Site

RAMSAR – listed as important wetland under the RAMSAR convention

NNR – National Nature Reserve

LNR – Local Nature Reserve

ROW – right of way