Tetlow King PLANNING

Affordable Housing Statement

Land at Pendrick Close, Coton, Cambridgeshire

Affordable Housing Statement

Outline planning application with all matters reserved other than means of access, for the erection of up to 80 dwellings with associated infrastructure and open space

Land at Pendrick Close, Coton, Cambridgeshire

Martin Grant Land

June 2026

OUR REF: M26/0417-01.RPT

TETLOW KING PLANNING
UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, STAPLE HILL, BRISTOL, BS16 5EL
Tel: 0117 9561916 Email: all@tetlow-king.co.uk
www.tetlow-king.co.uk

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Appendices

Appendix 1	Freedom of Information Response (2 June 2026)
Appendix 2	Freedom of Information Response (12 November 2025)

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Introduction

Section 1

1.1 This Affordable Housing Statement is prepared by **Tetlow King Planning** on behalf of the Applicant, **Martin Grant Land**. It examines the need for affordable housing in the South Cambridgeshire District Council administrative area (where the application site is located), as well as the local need for affordable housing in Coton.

1.2 Planning permission is sought for *"Outline planning application with all matters reserved other than means of access, for the erection of up to 80 dwellings with associated infrastructure and open space*".

1.3 The proposed development includes **50% on site affordable housing provision** (up to 40 dwellings), which exceeds the requirements of Policy H/10 of the South Cambridgeshire Local Plan (2018) and accords with the NPPF Golden Rules as an important material consideration.

1.4 The proposed tenure split will be 75% affordable or social rented housing (up to 30 dwellings) and 25% for shared ownership (up to 10 dwellings), which reflects the requirements of Policy H/9 (Housing Mix). The proposed affordable housing will be secured by way of a Section 106 planning obligation.

1.5 Providing a significant boost in the delivery of housing, and in particular affordable housing, is a key priority for the Government.

1.6 This is set out in the most up-to-date version of the National Planning Policy Framework ("NPPF"), the Planning Practice Guidance ("PPG"), and recent Written Ministerial Statements which acknowledge the need to address an *"acute and entrenched housing crisis"*.

1.7 Having a thriving active housing market that offers choice, flexibility and affordable housing is critical to our economic and social well-being.

1.8 This Affordable Housing Statement considers the need for affordable housing and the contribution that the proposed development can make towards meeting the affordable housing needs of the South Cambridgeshire District Council administrative area and of the Coton local area.

1.9 It also takes account of a range of affordable housing indicators as well as consideration of national planning policy, performance against plan requirements, affordability issues, and the Council's own corporate objectives.

1.10 It concludes that there is a genuine and acute need for the proposed affordable homes now, and that at least **substantial positive weight** should be attributed to the provision of affordable housing at the application site in the planning balance.

1.11 In undertaking this work, reliance has been placed upon data obtained through two Freedom of Information ("FOI") requests to the Council which are included at **Appendix 1** and **Appendix 2** to this Statement.

1.12 This statement comprises the following five sections:

- Section 2 reviews relevant Development Plan policies and other material considerations relevant to the site;
- Section 3 provides analysis of affordable housing needs;
- Section 4 examines past affordable housing delivery;
- Section 5 identifies a range of affordability indicators; and
- Section 6 sets out our conclusions and recommendations.

The Development Plan and Related Policies

Section 2

Introduction

2.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.2 The relevant Development Plan in respect of affordable housing for the application site currently comprises the South Cambridgeshire Local Plan (adopted September 2018).

2.3 Other material considerations relevant to affordable housing include the NPPF (2024) and the PPG (March 2014, ongoing updates), and a number of corporate documents which support the provision of affordable housing at the corporate level.

2.4 South Cambridgeshire District Council is currently preparing the Greater Cambridge Local Plan alongside Cambridge City Council. The Councils undertook a Regulation 18 consultation on a Draft Local Plan in December 2025 and January 2026. While the emerging Plan is at an early stage in development, it (along with its associated evidence base) would be a material consideration, although it should be acknowledged that neither the emerging Plan nor its evidence have yet been through independent examination.

The Development Plan

South Cambridgeshire Local Plan (September 2018)

2.5 The South Cambridgeshire Local Plan was adopted in 2018 and provides policies and proposals setting the levels for employment and housing development covering the 20-year period from 2011/12 to 2030/31.

2.6 The Local Plan includes six key objectives at page 22, one of which is to *"provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost".*

2.7 The Local Plan explains at paragraph 2.35 that the policies for employment and housing are based on the Sub-Region Strategic Housing Market Assessment ("SHMA") 2012, with paragraph 2.40 stating:

> *"The SHMA includes consideration of need for affordable housing. Policy H/10 in Chapter 7: Delivering High Quality Homes requires the provision of affordable housing to respond to an identified high level of need".*

2.8 The need for affordable housing is again made clear at paragraph 3.57, which makes clear that affordable housing is important for the delivery of the broader Local Plan strategy. To this effect, it states that *"providing a substantial amount of affordable housing is fundamentally important to the growth strategy for the Cambridge Sub Region".*

2.9 Page 133 includes a number of key facts about South Cambridgeshire, including having high house prices in relation to earnings, and higher average house prices than the national average. These affordability indicators will be explored in more detail in section 5 of this Statement.

2.10 **Policy H/10 'Affordable Housing'** is the Council's main affordable housing policy, setting the requirements for new residential development within the District. It requires provision of **40% affordable housing** on all developments of 11 dwellings or more, or on sites exceeding 1,000m^2. The policy is clear that the agreed mix of affordable housing tenures will be determined by local circumstances at the time.

2.11 The supporting text for Policy H/10 emphasises the importance of affordable housing, with paragraph 7.44 stating that:

> *"the provision of affordable housing to meet housing need is a key issue for the Council. The Housing Strategy 2012 – 2016 aims to deliver a range of homes that are affordable to all and where people want to live that will support economic growth and economic activity."*

2.12 This paragraph goes on to outline the need figure provided by the 2012 SHMA that underpins the Local Plan:

> *"There is a high level of housing need in the district with 3,378 households on the Council housing register as of March 2013. The Strategic Housing Market Assessment* […] *identifies that 11,838 affordable homes will be required to meet the current and arising need in the period to 2031, a considerable proportion of all the homes to be built to 2031."*

2.13 The position on tenure mix for affordable housing is clarified further in Policy H/9, which is clear that: *"the housing mix of affordable homes (except starter homes) in all developments being determined by local housing needs evidence".*

2.14 The above makes clear that tenure mix for affordable housing provision should be determined by up-to-date housing needs evidence. In this case, the Housing Needs for Specific Groups assessment (2025) is the most recent such evidence which identifies a rough 2:1 ratio between affordable rented and affordable home ownership tenures (see Section 3 of this Statement).

2.15 Appendix F of the Local Plan sets out monitoring targets for each of the Local Plan's policies, for Policy H/10, the target is:

> *"That all developments of 11 dwellings or more, or on developed sites of less than 11 dwellings if the total floorspace exceeds 1,000m2, permitted will provide 40% of the dwellings on site as affordable dwellings, unless the exceptions listed in Policy H/10 can be demonstrated".*

Other material considerations

National Planning Policy Framework (12 December 2024)

2.16 The NPPF was most recently updated on 12 December 2024 and is a material planning consideration. It identifies the role of affordable housing in the plan-making and decision-taking processes.

2.17 The December 2024 version of the NPPF has introduced "Golden Rules" at paragraph 156 for major development involving housing provision, which is proposed on sites which are either released from Green Belt through a Development Plan or on sites presently within the Green Belt that are subject to a planning application. In situations where the Golden Rules are complied with, paragraph 158 of the NPPF is clear that *"A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission"*.

2.18 Under paragraphs 67 and 68 of the NPPF, updated Development Plan policies should set a higher affordable housing requirement for sites that have been released from the Green Belt or are proposed on land which is presently Green Belt. This should be at least 50% affordable housing unless this is unviable.

2.19 Where Development Plan policies have not yet been updated paragraph 157 requires an uplift in affordable housing provision of 15 percentage points above the existing Development Plan policy, to a cap of 50%:

> *"Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest*

existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability."

Emerging Greater Cambridge Local Plan

2.20 South Cambridge District Council and Cambridge City Council are jointly producing a Greater Cambridge Local Plan that will replace the adopted development plans. A 'Regulation 18' draft version of the Plan was consulted on until 30 January 2026. The emerging Plan is presented in the form of various topic papers setting out how each policy has been developed, the Plan is therefore at an early stage of preparation.

2.21 Under the heading 'vision for Greater Cambridgeshire', a number of strategic priorities are set out including 'homes', which states: *"plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities".*

2.22 **Emerging Policy S/JH 'New Jobs and Homes'** sets out the housing requirement across the Greater Cambridge area, and is clear that *"development will meet the objectively assessed needs in Greater Cambridge over the period 2024-2025* […] *including for affordable housing".*

2.23 **Emerging Policy H/AH 'Affordable Housing'** is the main affordable housing policy within the emerging Plan, it would require all major developments for housing to provide at least 40% of new homes as affordable housing. Emerging Policy H/AH requires 50% of new homes on sites within the Green Belt to be affordable housing, in line with the 'Golden Rules' set out in the NPPF and PPG. A recommended tenure split is set out for either between 10 and 14 dwellings, or 15 dwellings or more. For sites of 15 or more dwellings, the required tenure split would be: 65% affordable rented homes; 10% social rented homes; and 25% shared ownership or other affordable tenure.

2.24 Within the supporting information to Policy H/AH, the emerging Plan states:

"Cambridge and South Cambridgeshire have been identified by the Government as areas of high unaffordability pressure and our evidence shows that there is an acute need for affordable housing in Greater Cambridge. The Policy therefore seeks to maximise the supply of new affordable housing by requiring affordable housing on all major developments for housing that are

providing self-contained dwellings, irrespective of their use class" (emphasis added).

Corporate Documents

2.25 The Council's corporate documents identify the delivery of affordable housing as a high corporate priority of South Cambridgeshire. These documents include:

- Homes for our Future. Greater Cambridge Housing Strategy 2024 – 2029;
- Homelessness Strategy 2023 – 2028; and
- South Cambridgeshire Corporate Plan 2025 – 2030.

Summary and Conclusions

2.26 The relevant Development Plan in respect of affordable housing for South Cambridgeshire District currently comprises the South Cambridgeshire Local Plan (adopted September 2018).

2.27 The evidence set out in this section clearly highlights that within adopted policy, the Emerging Greater Cambridge Local Plan and a wide range of other plans and strategies, providing affordable housing has long been established as, and remains, a key issue which urgently needs to be addressed within South Cambridgeshire.

2.28 The application proposals provide an affordable housing contribution which exceeds requirements of Local Plan Policy H/10.

2.29 The delivery of up to 40 affordable homes at the application site will make a significant contribution towards the annual affordable housing needs of the District, particularly when viewed in the context of past rates of affordable housing delivery which is considered in more detail in Section 4 of this Statement.

Affordable Housing Needs

Section 3

Introduction

3.1 This section explores the affordable housing needs identified in the adopted Development Plan and its associated evidence base, as well as more recent assessments of affordable housing need in order to provide a comprehensive understanding of formally identified affordable housing needs across the District.

The Development Plan

3.2 The adopted Development Plan does not define a numerical target for the provision of affordable homes. Instead, the adopted Local Plan seeks 40% affordable housing provision is made from qualifying developments.

3.3 The Local Plan acknowledges the findings of the 2012 Strategic Housing Market Assessment for the Cambridge Housing Sub-Region (known and published in the evidence base as the "2013 SHMA") at paragraph 2.11 of the Local Plan, which highlights the identified need for 11,838 affordable dwellings over the Plan period – or 592 affordable dwellings per annum – between 2011 and 2031.

3.4 In the absence of a defined affordable housing target figure in adopted policy, it is also important to consider the objectively assessed need for affordable housing within the most recent assessments of local housing need.

Housing Market Assessments

3.5 South Cambridgeshire District Council has published three Housing Market Assessments over the course of the past 12 years. These are summarised in turn below.

<u>Strategic Housing Market Assessment for the Cambridge Housing Sub-Region (2012)</u>

3.6 Cambridgeshire County Council prepared several SHMA documents between 2008 and 2013; the text within the Local Plan refers to a 2012 SHMA, but the evidence base for the Local Plan includes a 2013 SHMA, that also matches the figures within the Local Plan at page 113 (key facts) and page 149 (paragraph 7.44). We understand that it is this 2013 version of SHMA upon which the adopted Local Plan is based.

3.7 The 2013 SHMA was commissioned by the Cambridge Sub-Regional Housing Board, to inform future housing strategies and individual housing developments within the sub-region. The sub-region was made up of seven individual district Councils: Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire, and the former authorities of Forest Heath and St Edmundsbury (now merged to create the new authority of West Suffolk). The 2013 SHMA provides an affordable housing need figure for each of these authorities over the period 2011 to 2031, in line with their respective Local Plan periods.

3.8 Table 23 within Chapter 12 of the 2013 SHMA outlines the total affordable housing need over the 20-year period, including both the current and newly arising need at the time. For South Cambridgeshire, a total affordable dwelling need figure of 11,838 is identified, equivalent to **592 affordable dwellings per annum from 2011/12 to 2030/31**.

Housing Needs of Specific Groups, Cambridgeshire and West Suffolk (October 2021)

3.9 The Housing Needs of Specific Groups ("HNSG") report was published in October 2021 on behalf of the Cambridgeshire and West Suffolk local planning authorities. The 2021 HNSG covers the 20-year period from 2020 to 2040.

3.10 The 2021 HNSG splits its affordable housing need figure into those needed for affordable rent, and those needed for affordable home ownership products. Table 37 provides a need figure for social/affordable rent of 435 dwellings per annum in South Cambridgeshire over the period 2020/21 to 2039/40, while Table 42 provides a need figure for affordable home ownership of 105 dwellings per annum over this period. This provides a total annual need figure of **540 affordable dwellings per annum from 2020/21 to 2039/40.**

3.11 It should be noted that the 2021 HNSG is based upon a stringent understanding affordability. The Office for National Statistics ("ONS") *"deem a property 'affordable' if a household would spend the equivalent of 30% of less of their income on rent"* [1]. The affordability threshold applied to South Cambridgeshire when calculating the above need figures was 34%, which is greater than that generally used by ONS in their affordability measurements. If a household spends more of its income on housing costs, it will have less money available to cover other essential costs like heating and other utility bills. As a result, it is considered there is a 4% gap between thresholds, where people will be paying more than 30% of their income on rental costs, thus paying

[1] Private Rental Affordability, England, Wales and Northern Ireland: 2022.

unaffordable amounts according to ONS, but will not be captured in the 2021 HNSG assessment need figures. As a result, the annual need figure provided by the assessment should only be seen as a minimum.

Housing Needs of Specific Groups in Cambridge and South Cambridgeshire (August 2025)

3.12 The Housing Needs of Specific Groups for Cambridge and South Cambridgeshire was published in August 2025 ("2025 HNSG") and forms part of the evidence base for the emerging Greater Cambridge Local Plan.

3.13 The 2025 HNSG covers the period 2024/25 to 2044/45, and at Table 7.16 identifies a net need for **708 affordable dwellings per annum from 2024/25 to 2044/45**. Over the 21-year period, this is equivalent to 14,868 affordable dwellings.

3.14 Table 7.17 sets out a breakdown of the affordable housing need by tenure comprising 469 dwellings per annum for households who cannot afford to rent (who require an affordable rented tenure) and 238 dwellings per annum for households who can afford to rent but cannot afford to buy (who require affordable home ownership tenures). This is an approximate 2:1 split between the affordable tenure types.

3.15 Again, the 2025 HNSG uses an affordability ratio higher than the typical ONS threshold for affordability, this time at 35%. This would therefore again lead to a 5% gap between thresholds where people will be paying more than 30% of their income on housing costs, but they would not be picked up within the assessment. The annual need figure provided by the 2025 HNSG should again only be seen as a minimum.

Summary and Conclusions

3.16 The affordable housing needs for South Cambridgeshire have been identified in both the 2013 SHMA, which underpins the adopted Local Plan, and the subsequent 2021 and 2025 HNSG reports, which provide a more recent position.

3.17 The 2013 SHMA identifies a total affordable housing need figure of 11,838 dwellings over the 20-year period, equivalent to 592 affordable dwellings per annum from 2011 to 2031.

3.18 The 2021 HNSG report splits its affordable housing need figure into those needed to meet affordable rented needs (435 dwellings per annum), and those to meet affordable home ownership needs (105 dwellings per annum), equating to 540 total affordable dwellings per annum over the period 2020 to 2040, or 10,800 dwellings in total.

3.19 The 2025 HNSG identifies an annual affordable housing need for affordable rented tenures (469 dwellings per annum), and affordable home ownership tenures (238 dwellings per annum), equating to 708 total affordable dwellings per annum over the period 2024 to 2045, or 14,868 dwellings in total.

3.20 Both the 2021 and 2025 HNSG reports utilise an affordability ratio greater than that typically used by ONS to measure affordability and should be considered to be minimum figures.

Affordable Housing Delivery

Section 4

Introduction

4.1 This section of the Statement analyses the delivery of affordable housing in South Cambridgeshire. It highlights significant shortfalls in meeting identified needs, illustrating a pressing need for a substantial increase in affordable housing provision across the District.

Past Affordable Housing Delivery

4.2 Figure 4.1 illustrates the delivery of affordable housing ("AH") in South Cambridgeshire since the start of the Local Plan period in 2011.

Figure 4.1: Gross Additions to Affordable Housing Stock, 2011/12 to 2024/25

Monitoring Year	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross affordable additions as a %age of total completions
2011/12	693	168	24%
2012/13	560	69	12%
2013/14	635	150	24%
2014/15	871	329	38%
2015/16	680	129	19%
2016/17	553	116	21%
2017/18	736	180	24%
2018/19	1,146	341	30%
2019/20	1,058	344	33%
2020/21	1,320	303	23%
2021/22	1,198	357	30%
2022/23	1,441	431	30%
2023/24	1,199	496	41%
2024/25	1,735	424	24%
Totals	**13,825**	**3,837**	**28%**
Average per annum	**988**	**274**	**28%**

Source: Freedom of Information (FOI Response (12 November 2025)

4.3 Between 2011/12 and 2024/25, a total of 13,825 dwellings were delivered in South Cambridgeshire, equivalent to 988 per annum. Of these, 3,837 dwellings were affordable tenures, **equivalent to 274 per annum**. This equates to 28% gross affordable housing delivery.

4.4 However, it is important to note that the gross affordable completions figure does not take into account any losses from the affordable housing stock through demolitions nor through Right to Buy ("RtB") sales from existing Council and Registered Provider ("RP") affordable housing stock.

4.5 At a national level over two million households have exercised their Right to Buy since it was introduced in 1980. In her Written Ministerial Statement of 30 July 2024, the former Deputy Prime Minister observed that Right to Buy sales have not been matched by the rate of replacements, making it harder for Councils to accommodate households in need:

> *"Over the last five years, there has been an average of 9,000 council Right to Buy sales annually, but only 5,000 replacements each year. Right to Buy provides an important route for council tenants to be able to buy their own home. But the discounts have escalated in recent years and councils have been unable to replace the homes they need to move families out of temporary accommodation."*

4.6 Figure 4.2 below calculates the affordable housing delivery per annum since the start of the Local Plan period in 2011/12, net of Right to Buy sales. The net deduction of 269[2] affordable dwellings over this period equates to 7% of the gross affordable housing completions of 3,837 affordable dwellings over the 14-year period.

[2] (267 sales from Local Authority stock + 11 sales from Registered Provider stock) – 9 acquisitions = net deduction of 269 dwellings

Figure 4.2: Net of Right to Buy Additions to Affordable Housing Stock, 2011/12 to 2024/25

Monitoring Year	Total housing completions (Net)	Additions to AH Stock (Gross)	LPA Acquisitions	LPA RtB sales	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	A	B	C	D	E	F (B + C) - (D + E)	G (F ÷ A) × 100
2011/12	693	168	n/a	5	1	162	23%
2012/13	560	69	n/a	25	0	44	8%
2013/14	635	150	n/a	28	2	120	19%
2014/15	871	329	n/a	28	4	297	34%
2015/16	680	129	n/a	23	1	105	15%
2016/17	553	116	n/a	33	0	83	15%
2017/18	736	180	3	20	1	162	22%
2018/19	1,146	341	6	15	0	332	29%
2019/20	1,058	344	0	19	0	325	31%
2020/21	1,320	303	0	10	0	293	22%
2021/22	1,198	357	0	14	2	341	28%
2022/23	1,441	431	0	21	0	410	28%
2023/24	1,199	496	0	8	0	488	41%
2024/25	1,735	424	0	18	0	406	23%
Total	**13,825**	**3,837**	**9**	**267**	**11**	**3,568**	**26%**
Average	**988**	**274**	**1**	**19**	**1**	**255**	**26%**

Source: FOI Response (12 November 2025); MHCLG Open Data; Registered Provider (RP) Statistical Data Returns (SDRs)

4.7 Figure 4.2 demonstrates that on average between 2011/12 and 2024/25, the Council has added 255 affordable dwellings per annum net of Right to Buy sales and additions from acquisitions, equivalent to 26% of the total average number of net housing completions.

Affordable Housing Delivery Compared to Affordable Housing Needs

4.8 Figure 4.3 illustrates net of Right to Buy affordable housing delivery compared to the affordable housing need of 592 net affordable dwellings per annum between 2011/12 and 2024/25, as set out in the 2013 SHMA.

Figure 4.3: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2013 SHMA, 2011/12 to 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	2013 SHMA Needs	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2011/12	162	592	-430	-430	27%
2012/13	44	592	-548	-978	7%
2013/14	120	592	-472	-1,450	20%
2014/15	297	592	-295	-1,745	50%
2015/16	105	592	-487	-2,232	18%
2016/17	83	592	-509	-2,741	14%
2017/18	162	592	-430	-3,171	27%
2018/19	332	592	-260	-3,431	56%
2019/20	325	592	-267	-3,698	55%
2020/21	293	592	-299	-3,997	49%
2021/22	341	592	-251	-4,248	58%
2022/23	410	592	-182	-4,430	69%
2023/24	488	592	-104	-4,534	82%
2024/25	406	592	-186	-4,720	69%
Total	**3,568**	**8,288**	**-4,720**	**-4,720**	**43%**
Average	**255**	**592**	**-363**	**-**	**43%**

Source: Figure 4.2; 2013 SHMA.

4.9 Since the start of the 2013 SHMA period in 2011 affordable housing completions (net of Right to Buy) have averaged just 255 net affordable dwellings per annum, against a need of 592 net affordable dwellings per annum. A shortfall of -4,720 affordable dwellings has arisen over the 14-year period, equivalent to an average annual shortfall of -363 affordable dwellings.

4.10 Figure 4.4 illustrates net of Right to Buy affordable housing delivery compared to the affordable housing need of 540 net affordable dwellings per annum between 2020 and 2040, as set out in the 2021 HNSG.

Figure 4.4: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2021 HNSG, 2020/21 to 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	2021 HNSG Needs	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2020/21	293	540	-247	-247	54%
2021/22	341	540	-199	-446	63%
2022/23	410	540	-130	-576	76%
2023/24	488	540	-52	-628	90%
2024/25	406	540	-134	-762	75%
Total	**1,938**	**2,700**	**-762**	**-762**	**72%**
Average	**388**	**540**	**-152**	**-**	**72%**

Source: Figure 4.2; 2021 HNSG.

4.11 Since the start of the HNSG period in 2020/21 to 2024/25 affordable housing completions (net of Right to Buy) have averaged 388 net affordable dwellings per annum, against a need of 540 net affordable dwellings per annum. A shortfall of -762 affordable dwellings has arisen over the 5-year period, equivalent to an average annual shortfall of -152 affordable dwellings.

4.12 Figure 4.5 illustrates affordable housing delivery compared to the affordable housing need of 708 net affordable dwellings per annum between 2024 and 2045, as set out in the 2025 HNSG, over the 2024/25 monitoring period.

Figure 4.5: Additions to Affordable Housing Stock vs Needs Identified in the 2025 HNSG, 2024/25

Monitoring Year	Additions to AH Stock (Net of RtB)	2025 HNSG Needs	Annual Shortfall	Additions as a %age of Needs
2024/25	406	708	-302	57%

Source: Figure 4.2; 2025 HNSG.

4.13 In just the first year since the start of the HNSG period in 2024/25, the Council has delivered 406 affordable housing completions, against a need of 708 net affordable dwellings per annum. A shortfall of -302 affordable dwellings has already arisen.

Summary and Conclusions

4.14 The above evidence demonstrates that across South Cambridgeshire, the delivery of affordable housing has fallen persistently short of meeting identified needs.

4.15 In the 14-year period since the start of the Local Plan period in 2011, net of Right to Buy affordable housing delivery represented just 26% of overall housing delivery, equating to 255 affordable dwellings per annum.

4.16 There are three housing market assessments providing an affordable housing need figure for South Cambridgeshire, the 2013 SHMA, the 2021 HNSG and the 2025 HNSG. Shortfalls in affordable delivery are identified against all three assessments:

a. Against the 592 per annum affordable housing need figure identified by the 2013 SHMA, a total shortfall of -4,720 dwellings is identified over the 14-year period, with just 43% of needs being met.

b. Against the 540 per annum affordable housing need figure identified by the 2021 HNSG, a total shortfall of -762 dwellings has accumulated in the first five years of the HNSG period, with 72% of needs being met.

c. Finally, against the 708 per annum affordable housing need figure identified by the 2025 HNSG, a shortfall of -302 dwellings has arisen in just the first monitoring year, with 57% of needs being met.

4.17 It is clear that a 'step change' in affordable housing delivery is needed now in South Cambridgeshire to address these shortfalls and ensure that the future authority-wide needs for affordable housing can be met.

4.18 In light of the identified level of need there can be no doubt that the delivery of up to 40 affordable dwellings on the proposed site will make an important contribution to meeting the affordable housing needs of South Cambridgeshire.

Affordability Indicators

Section 5

Introduction

5.1 Affordability indicators are an important part of understanding the 'real world' context for households seeking a home in South Cambridgeshire and in Coton now. They illustrate the pressure on the affordable housing stock, the usage of temporary accommodation, homelessness presentations, as well as wider trends in house prices, rents and affordability. These factors will affect anybody who is presently seeking an affordable home to rent or to buy.

Housing Register

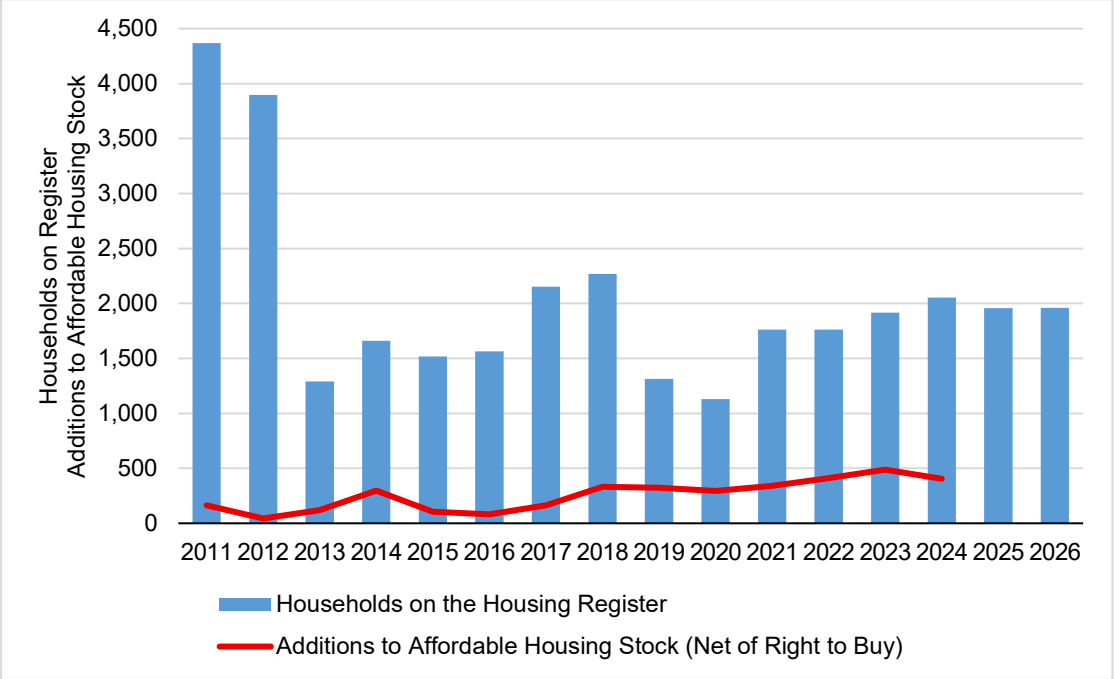
5.2 The Council's Freedom of Information response (**Appendix 1**) confirms that on 31 March 2026 there were 1**,959 households on the Housing Register**. This represents an increase on the 2025 figure of 1,956.

5.3 Local-level Housing Register data is available; the application site is located within the Harston & Comberton Ward, and adjacent to the Girton Ward. The FOI response provided data separately for the local areas of Comberton, Harston, and Girton. Of the 1,959 households on the Housing Register on 31 March 2026, 641 households (33% of the housing register) specified a preference for an affordable home in Comberton, 609 households (31% of the housing register) specified a preference for an affordable home in Harston, and 677 households (35% of the housing register) specified a preference for an affordable home in Girton.

5.4 This demonstrates a significant local preference for affordable housing amongst settlements along the western fringe of Cambridge.

5.5 Figure 5.1 overleaf provides a comparative analysis of the number of households on the Housing Register on 31 March each year and affordable housing delivery (net of Right to Buy) in the corresponding monitoring year ending on 31 March across South Cambridgeshire since the start of the Local Plan period in 2011.

Figure 5.1: Number of Households on the Housing Register Compared with Additions to Affordable Housing Stock (Net of Right to Buy), 2011 to 2026



Source: MHCLG Open Data and FOI Response (2 June 2026).

5.6 As Figure 5.1 clearly illustrates, affordable housing delivery has failed to keep pace with identified need on the housing register by a considerable margin for every single year in South Cambridgeshire since 2011/12.

5.7 Footnote 4 of MHCLG[3] Live Table 600 highlights that:

> *"The introduction of choice-based approaches in 2003, where applicants have more choice about where they live, contributed to a rise in the number of households on housing registers. The Localism Act 2011 then contributed to a decrease in the number of households housing registers, as it allowed local authorities to set their own qualification criteria."*

5.8 Evidently the result of the Localism Act is that many local authorities, including South Cambridgeshire, have been able to exclude applicants already on Housing Register waiting lists who no longer meet the new narrower criteria but who are still in need of affordable housing.

5.9 Following the changes brought about by the Localism Act, South Cambridgeshire published a revised Housing Allocations Scheme in October 2012 (effective from April 2013) which received further revisions in November 2015, March 2018, January and

[3] Ministry of Housing, Communities and Local Government

October 2025. These dates, particularly amendments made in October 2012 and March 2018, correspond with significant drops in numbers on the Housing Register as identified in Figure 5.1.

5.10 Despite this it is important to reiterate that the number of households on the Housing Register has increased in the past 12-months, indicating a worsening of affordability across South Cambridgeshire.

5.11 Whilst restricting the entry of applicants on to the Housing Register may temporarily reduce the number of households on the waiting list, this does not reduce the level of need, it merely displaces it.

5.12 It is important to note that the Housing Register is only part of the equation relating to housing need. The housing register does not constitute the full definition of affordable housing need as set out in the NPPF – Annex 2 definitions i.e. social rented, other affordable housing for rent, discounted market sales housing and other affordable routes to home ownership including shared, relevant equity loans, other low-cost homes for sale and rent to buy, provided to eligible households whose needs are not met by the market.

5.13 In short, there remains a group of households who fall within the gap of not being eligible to enter the housing register but who also cannot afford a market property and as such are in need of affordable housing. It is those in this widening affordability gap who, Tetlow King Planning suggests, the Government intends to assist by increasing the range of affordable housing types in the NPPF.

5.14 As such, the number of households on the Housing Register will only be an indication of those in priority need and whom the Housing Department have a duty to house. But it misses thousands of households who are in need of affordable housing, a large proportion of whom will either be living in overcrowded conditions with other households or turning to the private rented sector and paying unaffordable rents.

Waiting Times for Housing

5.15 The Council's Freedom of Information response (**Appendix 1**) shows that successful applicants for affordable housing face long waits for an affordable home in South Cambridgeshire.

5.16 Figure 5.2 illustrates that, based on the dwelling size, successful applicants in the 2025/26 period experienced average waiting times ranging from 19 months to 23 months for an affordable home.

Figure 5.2: Housing Register Average Waiting Times, 31 March 2026

Size of Affordable Property	Average Waiting Time to be Housed (31 March 2026)
1-bedroom home	19 months
2-bedroom home	19 months
3-bedroom home	23 months
4+ bedroom home	19 months

Source: FOI Response (2 June 2026)

5.17 It should also be noted that these statistics only capture the waiting times for successful applicants, typically those in the highest priority need. Households with less urgent needs can anticipate longer waiting periods.

Housing Register Bids and Lettings

5.18 The Council's Freedom of Information response (**Appendix 1**) outlines that over the 2025/26 monitoring period there was a total of 12 properties advertised in the Harston & Comberton Ward, and an average of 35 bids per property.

5.19 For every successful letting, there are clearly tens of households who have missed out and are left waiting for an affordable home. Evidently, there is a clear and pressing need for affordable homes within the Harston & Comberton Ward this is not being met.

Temporary Accommodation

5.20 The Council's Freedom of Information response (**Appendix 1**) outlines that on 31 March 2026 there were 76 households in temporary accommodation within and outside the South Cambridgeshire District Council region.

5.21 MHCLG statutory homelessness data highlights that on 31 March 2025, there were 75 households housed in temporary accommodation by the District. Of these, 32 (43%) were households with children. The council has a responsibility to house these households.

5.22 The *"Bleak Houses: Tackling the Crisis of Family Homelessness in England"* report published in August 2019 by the Children's Commissioner found that temporary accommodation presents serious risks to children's health, wellbeing, and safety, particularly families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour, or those with substance abuse issues.

5.23 Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12)

that denying children their right to adequate housing has a "*significant impact on many aspects of their lives*".

Homelessness

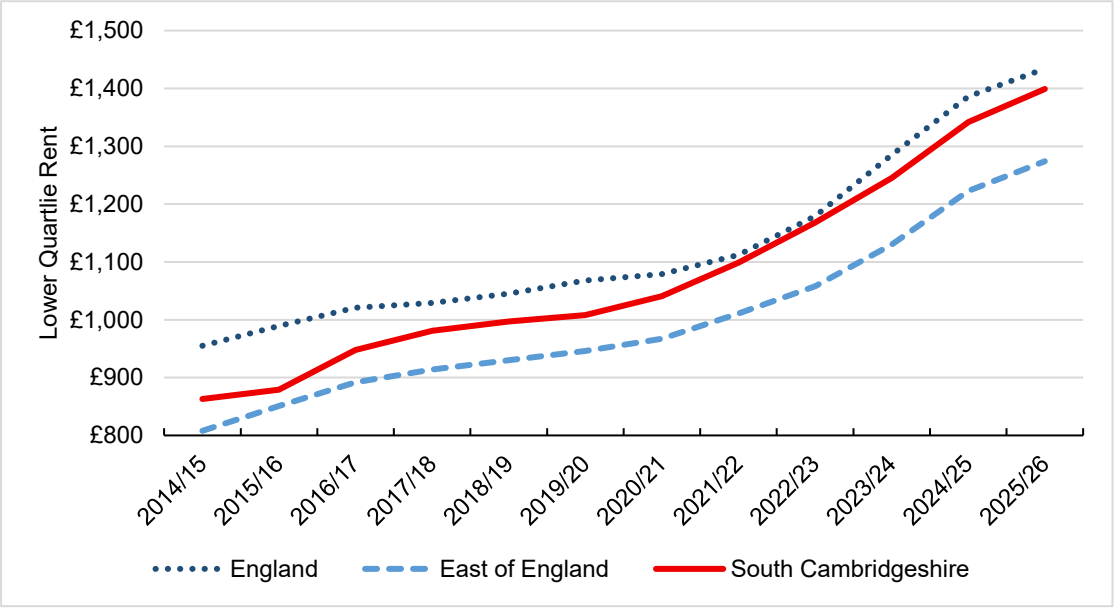
5.24 MHCLG statutory homelessness data shows that in the 12 months between 1 April 2024 and 31 March 2025, the Council accepted **302 households in need of homelessness prevention duty**[4], and a further **290 households in need of relief duty**[5] from the Council.

5.25 The South Cambridgeshire Homelessness Strategy 2023 – 2028 emphasises at page 4 that *"Housing that is truly affordable for everyone to live in is an important element of homeless prevention and addressing housing need in the district".*

Private Rental Market

5.26 Office for National Statistics ("ONS") data (first produced in 2014/15) shows that average (mean) private rents in South Cambridgeshire stood at £1,399 per calendar month ("pcm") in 2025/26. This is a 62% increase from 2014/15 where average private rents stood at £863 pcm.

Figure 5.3: Average (Mean) Private Sector Rents, 2014/15 to 2025/26



Source: VOA and ONS.

[4] The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homelessness. The prevention duty applies when a Local Authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

[5] The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a Local Authority is satisfied that an applicant is homeless and eligible for assistance.

5.27 An average rent of £1,399 pcm in 2025/26 is 10% higher than the East of England figure of £1,274 pcm. It should also be noted that since the start of the 2021 HNSG period in 2020, average rents in South Cambridgeshire have increased by 34%.

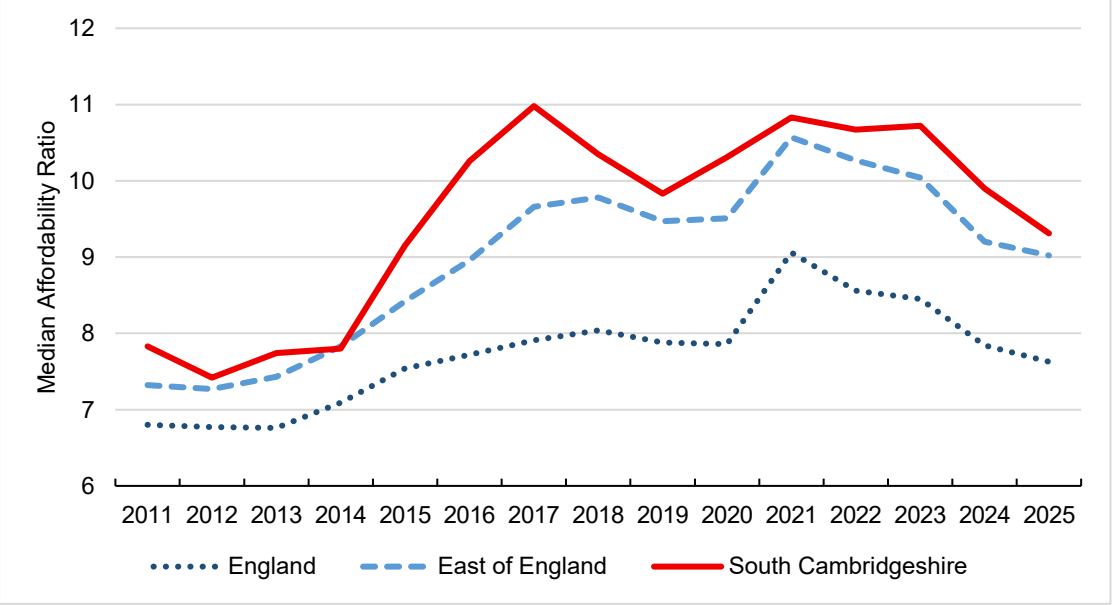
5.28 While South Cambridgeshire does fall slightly below the average rent across England as a whole (with a difference of £35 in 2025/26), it is noteworthy that the rents are so close, given that national rents are skewed by the extremely high rental prices in locations such as London.

5.29 It is important to note that ONS rental data is calculated using all transaction data, i.e., existing lets as well a new lets over the period. The data is therefore not necessarily representative of the cost of renting for new tenants in South Cambridgeshire.

Median House Prices to Median Income Ratios

5.30 The ratio of median house prices to median incomes in South Cambridgeshire now stands at **9.31**, a 19% increase since the start of the Local Plan period in 2011/12 where it stood at 7.83. A ratio of 9.31 in South Cambridgeshire stands 22% above the national median of 7.63 and 3% above the East of England median of 9.02.

Figure 5.4: Median Workplace-Based Affordability Ratio comparison, 2011/12 to 2025/26



Source: ONS.

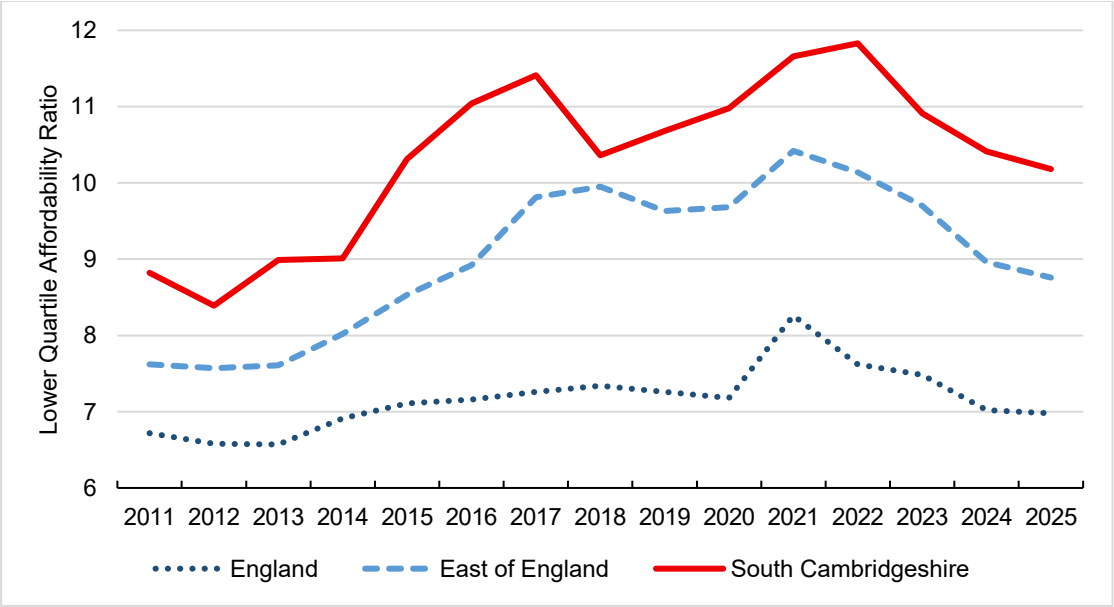
Lower Quartile House Price to Lower Quartile Income Ratios

5.31 For those seeking a lower quartile priced property (typically considered to be the 'more affordable' segment of the housing market), the ratio of lower quartile house price to incomes in South Cambridgeshire in 2025 stood at **10.18,** a 15% increase since the start of the Local Plan period in 2011/12 when it stood at 8.82.

5.32 This means that those on lower quartile incomes in South Cambridgeshire, seeking to purchase a median priced property, now need to find more than 10 times their annual income to do so. Strikingly the lower quartile house price to income ratio is higher than the median income to house price ratio, illustrating particular pressure at the entry level of the housing market.

5.33 Once again it remains the case that the ratio in South Cambridgeshire stands 46% above the national average of 6.98 and 16% above the East of England average of 8.76. It follows that housing in this area is significantly unaffordable for a significant part of the local population.

Figure 5.5: Lower Quartile Workplace-Based Affordability Ratio comparison, 2011 to 2025



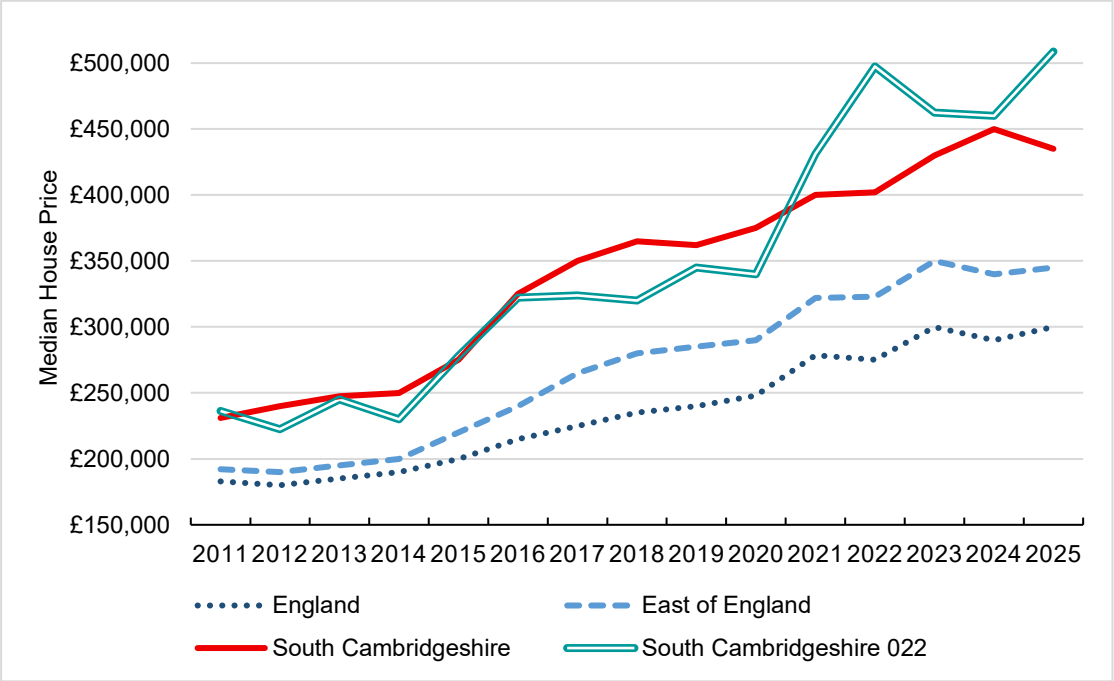
Source: ONS.

5.34 It is also worth noting that mortgage lending is typically offered on the basis of up to 4.5 times earnings (subject to individual circumstances). Here, the affordability ratio is some 126% higher than that.

Median House Prices

5.35 Figure 5.6 illustrates the median house sale prices for England, the East of England, South Cambridgeshire and MSOA[6] South Cambridgeshire 022 'Bar Hill, Girton & Grantchester' where the application site lies. It demonstrates that prices have increased dramatically between the start of the Local Plan period in 2011 and 2025.

Figure 5.6: Median House Price Comparison, 2011/12 to 2025/26



Source: ONS.

5.36 The median house price across South Cambridgeshire has risen by 88% from £231,000 in 2011 to £435,000 in 2025. This figure is some 45% higher than the national figure of £300,000, which has seen an increase of 64% over the same period and 26% higher than the East of England figure of £345,000 which has seen an increase of 80% over the same period.

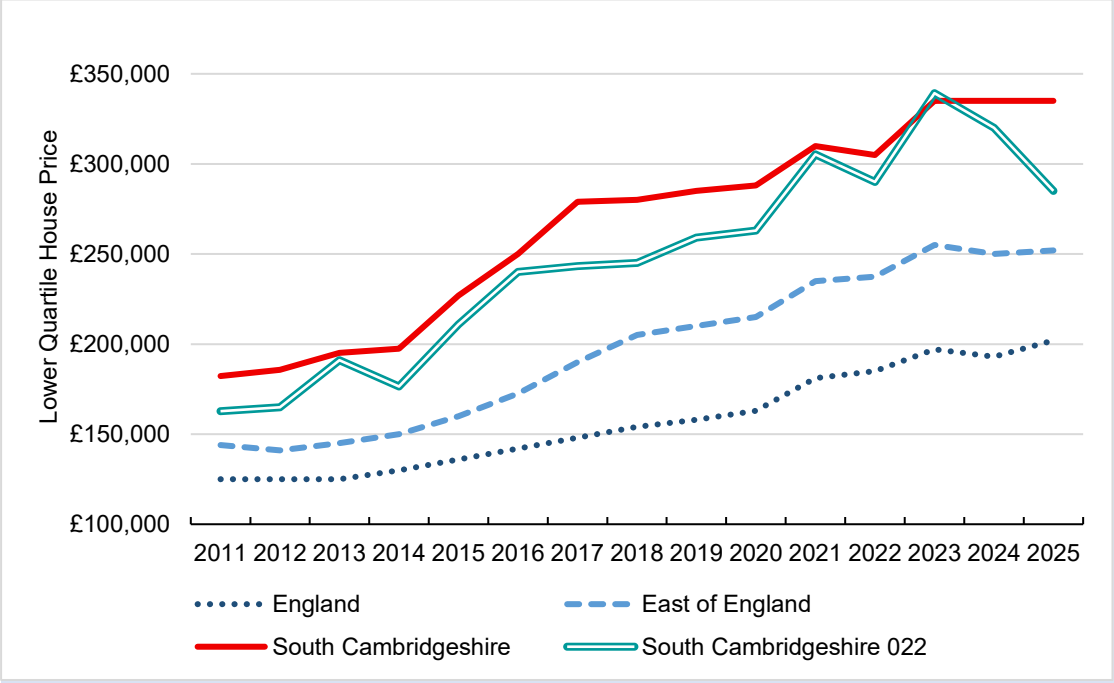
5.37 Figure 5.6 above also shows the median house price sale for the South Cambridgeshire 022 MSOA, which has risen by 115% from £236,250 in 2011 to £508,750 in 2025. This figure is some 17% higher than the South Cambridgeshire figure of £435,000.

[6] Middle-Layer Super Output Area; a statistical area used for data reporting.

Lower Quartile House Prices

5.38 Figure 5.7 below illustrates the lower quartile house sale prices for England, the East of England, South Cambridgeshire and MSOA South Cambridgeshire 022. It demonstrates that they have increased dramatically between the start of the Local Plan period in 2011 and 2025.

Figure 5.7: Lower Quartile House Prices, 2011 to 2025



Source: ONS.

5.39 The lower quartile house price across South Cambridgeshire has risen by 75% from £162,750 in 2011/12 to £285,000 in 2025. This compares to a 62% increase nationally over the same period.

5.40 In 2025 lower quartile house prices in South Cambridgeshire (£335,000) were 33% higher than across the East of England (£252,000) and 66% higher than the national figure (£202,000).

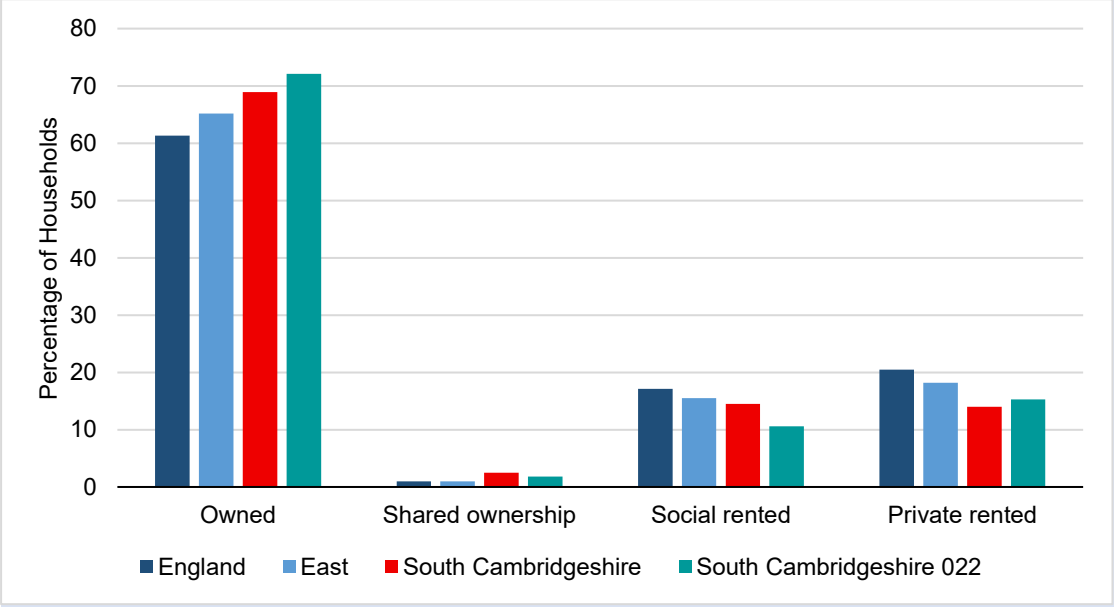
5.41 Figure 5.7 also shows the lower quartile house price sales in the 022 MSOA where the site is located (£285,000), although as of 2025 the prices are below that for South Cambridgeshire more widely, they remain 41% higher than the national figure and 13% higher than the East of England figure.

Tenure Mix

5.42 Figure 5.8 overleaf illustrates the varying tenure mix percentages amongst households at the 2021 Census in England, the East of England, South Cambridgeshire and MSOA

South Cambridgeshire 022. It shows that MSOA South Cambridgeshire 022 (72.1%) has an 18% higher rate of home ownership than the national average (61.3%).

Figure 5.8: Household Tenure Percentage Split Data 2021



Source: NOMIS.

5.43 Figure 5.8 also shows the tenure mix for social rent in MSOA South Cambridgeshire 022 (10.6% social rented) is 61% below the national average (17.1% social rented) and 37% lower than South Cambridgeshire (14.5% social rented). The contribution of up to 80 dwellings at the application site, including up to 40 affordable and social rented dwellings, will help to rebalance the tenure mix in the local area.

Summary and Conclusions

5.44 House prices and rent levels in the median segment of the market are increasing whilst at the same time the stock of affordable homes is failing to keep pace with the level of demand. This only serves to push buying or renting in South Cambridgeshire out of the reach of more and more people.

5.45 Analysis of market signals is critical in understanding the affordability of housing. It is Tetlow King Planning's opinion that there is an acute housing crisis in South Cambridgeshire, with a lower quartile house price to average income ratio of 10.18.

5.46 Market signals indicate a worsening trend in affordability in South Cambridgeshire and within the Harston & Comberton Ward. By any measure of affordability, this is an authority in the midst of an affordable housing crisis, and one through which urgent action must be taken to deliver more affordable homes.

Conclusions and Recommendations

Section 6

Introduction

6.1 There is a wealth of evidence to demonstrate that there is a national housing crisis in the UK affecting many millions of people who are unable to access suitable accommodation to meet their housing needs.

6.2 What is clear is that a significant boost in the delivery of housing, and in particular affordable housing, in England is essential to arrest the housing crisis and prevent further worsening of the situation.

6.3 Market signals indicate a worsening trend in affordability across South Cambridgeshire and, by any measure of affordability, this is an Authority amid an affordable housing emergency, and urgent action must be taken to deliver more affordable homes.

Affordable Housing Offer

6.4 The proposal is for up to 80 dwellings, 50% of which would be affordable (up to 40 dwellings). The proposed tenure split will be 75% affordable or social rented housing (30 units) and 25% for shared ownership (10 units), which reflects the requirements of Policy H/9 (Housing Mix).

Local Policy Position

6.5 Policy H/10 of the adopted South Cambridgeshire Local Plan 2018 requires 40% of all dwellings on qualifying sites to be affordable, the current proposal exceeds this by 10%.

Affordable Housing Needs

6.6 The amount of affordable housing needed in South Cambridgeshire has been assessed within three housing market assessments, including: the 2013 SHMA which forms part of the evidence base for the adopted Local Plan, as well as a 2021 and 2025 HNSG reports, the 2025 version of which sits within the evidence base for the emerging Local Plan.

a. The 2013 SHMA identifies a need for 592 affordable dwellings per annum from 2011 to 2031, equivalent to 11,838 dwellings in total;

b. The 2021 HNSG identifies a need for 540 affordable dwellings per annum over the period 2020 to 2040, equivalent to 10,800 dwellings;

c. Finally, the 2025 HNSG identifies a need for 708 affordable dwellings over the period 2024 to 2045, equivalent to 14,868 dwellings in total.

6.7 It should be noted that both the 2021 and 2025 HNSG reports use an affordability ratio greater than the 30% threshold ONS typically apply, meaning a number of households will be paying more than 30% on housing costs, but not counted in the need assessment. As a result, the need figures produced by these assessments, should be seen as minimums.

Affordable Housing Delivery

6.8 Significant shortfalls in affordable housing delivery have been identified against the need figures provided by all three housing need assessments:

a. Against the 592 per annum need figure identified by the 2013 SHMA, a total shortfall of -4,720 affordable dwellings has accumulated over the 14-year period, equivalent to -337 dwellings per annum, with just 43% of the total amount of affordable dwellings identified as needed within the SHMA period being delivered so far.

b. Against the 540 per annum need figure identified by the 2021 HNSG, a total shortfall of -762 affordable dwellings has accumulated in the five year period, equivalent to -152 dwellings per annum, with 72% of the needs identified by the 2021 HNSG met so far.

c. Against the 708 per annum need figure identified by the 2025 HNSG, a total shortfall of -302 affordable dwellings has accumulated in just the first monitoring year, meeting 57% of the need identified.

Affordability

6.9 In addition to the persistent shortfall in affordable housing delivery against objectively assessed needs other indicators further point to an affordability crisis in South Cambridgeshire. Set out below are the key findings in respect of affordability across the District:

<u>Housing Register</u>

- On 31 March 2026, there were 1,959 households on the Housing Register.

- Affordable housing additions have consistently failed to keep up with the numbers on the Housing Register since the beginning of the Local Plan period in 2011.
- Based on the dwelling size, successful applicants in the 2025/26 period experienced average waiting times ranging from 19 months to 23 months for an affordable home.
- Over the 2025/26 monitoring period there was a total of 12 properties advertised in the Harston & Comberton Ward, and an average of 35 bids per property.

Temporary Accommodation

- As of 31 March 2025, there were 75 households housed in temporary accommodation by the District. Of these, 32 (43%) were households with children.

Homelessness

- In the 12 months between 1 April 2024 and 31 March 2025, the Council accepted 302 households in need of homelessness prevention duty, and a further 290 households in need of relief duty from the Council.
- The various corporate strategies to tackle homelessness make clear that these numbers are on the rise and emphasise the importance of the delivery of affordable housing to tackle the issue.

Private Rental Market

- Average (mean) private rents in South Cambridgeshire stood at £1,399 pcm in 2025/26, an increase of 62% from 2014/15. This average is 10% higher than the East of England figure of £1,274 pcm

Median House Prices

- The ratio of median house prices to median incomes in South Cambridgeshire now stands at 9.31, a 19% increase since the start of the Local Plan period in 2011. This figure is 22% higher than the national median of 7.63 and 3% above the East of England median of 9.02.
- Median house prices across South Cambridgeshire have risen by 88% since 2011 up to £435,000. This is 45% higher than the national median house price, and 26% higher than the East of England median house price.

Lower Quartile House Prices

- The ratio of lower quartile house price to lower quartile incomes in 2025 stood at 10.18, an increase of 15% since the start of the Local Plan period in 2011. Again, this figure is 46% higher than the national lower quartile ratio of 6.98 and 16% above the South Cambridgeshire lower quartile ratio of 8.76.
- Lower quartile house prices in South Cambridgeshire have risen by 75% since 2011 up to £285,000. This is 66% higher than the national lower quartile house price, and 33% higher than the East of England lower quartile house price.

Tenure

- The tenure mix for social rent in MSOA South Cambridgeshire 022 (10.6% social rented) is 61% below the national average (17.1% social rented) and 37% lower than South Cambridgeshire (14.5% social rented). The contribution of up to 40 affordable dwellings at the application site, including up to 30 affordable and social rented dwellings, will work to balance the tenure mix in the local area.

6.10 All these factors combine to create a challenging situation for anybody in need of affordable housing to rent or to buy in South Cambridgeshire District.

6.11 This demonstrates an acute need for affordable housing in South Cambridgeshire and one which the Council and decision takers need to do as much as possible to address as required to do so, proactively, by the NPPF (2024).

Summary and Conclusions

6.12 There are serious and persistent affordability challenges across South Cambridgeshire. This is exemplified by the affordability indicators which show a poor and worsening affordability across the South Cambridgeshire.

6.13 It is the opinion of Tetlow King Planning that there is an acute housing crisis in South Cambridgeshire, with a lower quartile house price to income ratio of 10.18. Mortgage lending is typically offered based on up to 4.5 times earnings (subject to individual circumstances). Here, the affordability ratio is some 126% higher than that.

6.14 Boosting the supply of affordable homes will mean that households needing affordable housing will spend less time in unsuitable accommodation. This will improve the lives of those real households who will benefit from the provision of high quality, affordable homes that meet their needs.

6.15 The affordable housing benefits of the application scheme are therefore:

a. Golden Rules compliant 50% (40 dwellings) of the scheme provided as affordable housing;

b. A deliverable scheme which provides much needed affordable homes;

c. In a sustainable location;

d. With the affordable homes managed by a Registered Provider;

e. Which provide better quality affordable homes; and

f. Greater security of tenure than the private rented sector.

6.16 Evidently, there can be no doubt that the provision of up to 40 affordable dwellings on this site, in line with the NPPF's Golden Rules, to help those in acute need in South Cambridgeshire should be afforded at least **substantial weight** in the determination of this application.

Appendix 1

Freedom of Information Response (2 June 2026)

Nathan Price

From: 3csharedservices@infreemation.co.uk
Sent: 02 June 2026 15:28
To: Nathan Price
Subject: [FOI/21485] (SCDC) Freedom of Information Request - Housing Data

Request FOI/21485

Dear Nathan Price

Further to your request received on 01/05/2026, I confirm that the South Cambridgeshire District Council has now considered your request under the Freedom of Information Act 2000/Environmental Information Regulations.

Questions 1 to 9 of this request relate to data held by the Housing Department.
Questions 10 to 15 of this request relate to data held by the Planning Department.

Housing Register

1. The total number of households on the Councils Housing Register at 31 March 2026.

1. The average waiting times on 31 March 2026 for the following types of affordable property across the Authority:

1. 1-bed affordable dwelling;
2. 2-bed affordable dwelling;
3. 3-bed affordable dwelling; and
4. A 4+ bed affordable dwelling.

1. The total number of households on the Councils Housing Register at 31 March 2026 specifying the following locations as their preferred choice of location:

Location
Household Preferences
(31 March 2026)
Harston & Comberton Ward
Girton Ward

1. The number of properties advertised, and the average number of bids per property over the 2025/26 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property

Harston & Comberton Ward
Girton Ward
Number of properties advertised
Average Bids per Property
Number of properties advertised
Average Bids per Property
1-bed affordable dwelling

2-bed affordable dwelling

3-bed affordable dwelling

4+ bed affordable dwelling

Social Housing Stock

1. The total number of social housing dwelling stock on 31 March 2026 in the following locations:

Location
Total Social Housing Stock
(31 March 2026)
Harston & Comberton Ward
Girton Ward

Social Housing Lettings

1. The number of social housing lettings in the period between 1 April 2025 and 31 March 2026 in the following locations:

Location
Social Housing Lettings
1 April 2025 to
31 March 2026
Harston & Comberton Ward
Girton Ward

Temporary Accommodation

1. The number of households housed in temporary accommodation within and outside the South Cambridgeshire District Council region on the following dates:

Households in Temporary Accommodation
31 March 2026
Households Housed within South Cambridgeshire District Council

Households Housed outside South Cambridgeshire District Council

Total Households

1. The amount of money spent on temporary accommodation per household within the South Cambridgeshire District Council area over the following periods:

** 1 April 2025 to 31 March 2026.*

1. The amount of money spent on temporary accommodation per household outside the South Cambridgeshire District Council area over the following periods:

** 1 April 2025 to 31 March 2026.*

Housing Completions

1. The number of NET housing completions in the South Cambridgeshire District Council area broken down on a per annum basis for the period 2025/26.

1. The number of NET affordable housing completions in the South Cambridgeshire District Council area broken down on a per annum basis for the period 2025/26.

1. The number of NET housing completions in Harston & Comberton Ward broken down on a per annum basis for the period between 2000/01 and 2025/26.

1. The number of NET affordable housing completions in Harston & Comberton Ward broken down on a per annum basis for the period between 2000/01and 2025/26.

1. The number of NET housing completions in Girton Ward broken down on a per annum basis for the period between 2000/01 and 2025/26.

1. The number of NET affordable housing completions in Girton Ward broken down on a per annum basis for the period between 2000/01and 2025/26.

I hope the following will answer your query:

Housing Register

1. The total number of households on the Councils Housing Register at 31 March 2026.
1959 households.

1. The average waiting times on 31 March 2026 for the following types of affordable property across the Authority:

1. 1-bed affordable dwelling;
2. 2-bed affordable dwelling;
3. 3-bed affordable dwelling; and
4. A 4+ bed affordable dwelling.
See table below

Type / Size	Shortest wait	Longest wait	Average wait
Sheltered accomm.	7 days	9 years	11 months
Studio general needs	13 weeks	10 months	5 months
1-bed general needs	3 weeks	11 years	14 months
2-bed flat or maisonette	4 days	22 years	9 months
2-bed house	15 days	7 years	10 months
3-bed flat or maisonette	6 weeks	3 months	9 weeks
3-bed house	4 weeks	9 years	14 months
4-bed	11 weeks	3 years	19 months

1. The total number of households on the Councils Housing Register at 31 March 2026 specifying the following locations as their preferred choice of location:

Location
Household Preferences
(31 March 2026)
Harston & Comberton Ward
Girton Ward
See table below

Comberton preference	**641**
Harston preference	**609**
Girton preference	**677**

1. The number of properties advertised, and the average number of bids per property over the 2025/26 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property
Harston & Comberton Ward
Girton Ward
Number of properties advertised
Average Bids per Property
Number of properties advertised
Average Bids per Property
1-bed affordable dwelling
2-bed affordable dwelling
3-bed affordable dwelling
4+ bed affordable dwelling

The Council holds information within the scope of your query. However, the number of properties advertised, and bids received during the 2025/26 monitoring period is very small across the requested categories.
In accordance with the Information Commissioner's Office (ICO) guidance on disclosure control, the release of more detailed breakdowns (for example, by ward or property size) would create a risk that individuals could be identified, particularly when combined with other information that may be available.
Section 40(2) of the Freedom of Information Act 2000 applies in this case, as the requested information constitutes personal data and its disclosure would be likely to breach the data protection principles set out in the UK General Data Protection Regulation (UK GDPR), specifically the requirement for processing to be lawful, fair, and transparent.
To ensure transparency while protecting personal data, the Council has provided the information in an aggregated format:
2025/26 Monitoring Period (All Wards and Property Types)

- Total number of properties advertised: 12
- Average number of bids per property: 35

The average has been calculated by dividing the total number of bids received by the total number of properties advertised during the period.
Further breakdowns cannot be provided because some of the underlying figures are fewer than five. In line with ICO guidance, such small numbers present a risk of disclosure and are therefore considered potentially disclosive.

Social Housing Stock

1. The total number of social housing dwelling stock on 31 March 2026 in the following locations:

Location
Total Social Housing Stock
(31 March 2026)
Harston & Comberton Ward
Girton Ward

Social Housing Lettings

1. The number of social housing lettings in the period between 1 April 2025 and 31 March 2026 in the

following locations:

Location
Social Housing Lettings
1 April 2025 to
31 March 2026
Harston & Comberton Ward
Girton Ward

For the above questions see table below

Village	**Housing Associations**			**Council Housing**	
	Affordable/Social Rent	**Shared Ownership**		**Affordable / Social Rent**	**Shared Ownership / Equity Share**
Barton	0	0		31	2
Comberton	20	8		101	14
Coton	40	19		29	0
Grantchester	7	0		59	1
Harlton	0	0		12	0
Harston	5	3		94	8
Haslingfield	5	2		44	2
Hauxton	0	1		19	1
	77	**33**		**435**	**29**
Dry Drayton	2	0		27	0
Girton	60	38		117	3
	62	**38**		**144**	**3**

Temporary Accommodation

1. The number of households housed in temporary accommodation within and outside the South Cambridgeshire District Council region on the following dates:

Households in Temporary Accommodation
31 March 2026
Households Housed within South Cambridgeshire District Council = **69**

Households Housed outside South Cambridgeshire District Council **= 7**

Total Households **= 76**

1. The amount of money spent on temporary accommodation per household within the South Cambridgeshire District Council area over the following periods:

** 1 April 2025 to 31 March 2026.*

1. The amount of money spent on temporary accommodation per household outside the South Cambridgeshire District Council area over the following periods:

** 1 April 2025 to 31 March 2026.*

For the above two questions see below:

Financial Year Ending 31 March 2026

Category	Expenditure (£)
Bed & Breakfast Accommodation	458,612.56
Hostel Accommodation	32,350.82
Temporary Accommodation (via Benefits system)	1,217,761.14
Private Sector Leasing Scheme	457,115.00
Total	**£1,784,244.34**

Additional Information

- The figures above represent gross expenditure.
- Temporary Accommodation costs paid through the benefits system are shown before any Department for Work and Pensions (DWP) subsidy is applied.
- The council does not record these costs in a way that enables calculation of spend per household by placement location, and therefore this part of the request cannot be answered under section 1(1)(a) of the Freedom of Information Act 2000 (information not held in the requested format).

Housing Completions

1. The number of NET housing completions in the South Cambridgeshire District Council area broken down on a per annum basis for the period 2025/26.

1. The number of NET affordable housing completions in the South Cambridgeshire District Council area broken down on a per annum basis for the period 2025/26.

1. The number of NET housing completions in Harston & Comberton Ward broken down on a per annum basis for the period between 2000/01 and 2025/26.

1. The number of NET affordable housing completions in Harston & Comberton Ward broken down on a per annum basis for the period between 2000/01and 2025/26.

1. The number of NET housing completions in Girton Ward broken down on a per annum basis for the period between 2000/01 and 2025/26.

1. The number of NET affordable housing completions in Girton Ward broken down on a per annum basis

for the period between 2000/01and 2025/26.

For the above questions see below tables and note:

Harston & Comberton ward			
Year	Market	Affordable	Total
2001	9		9
2002	4		4
2003	4		4
2004	7	1	8
2005	26	8	34
2006	-1		-1
2007	25	3	28
2008	8	23	31
2009	8	-14	-6
2010	9	32	41
2011	4	1	5
2012	17	38	55
2013	8	11	19
2014	18		18
2015	10	21	31
2016	63	2	65
2017	104	5	109
2018	104	65	169
2019	126	112	238
2020	76	61	137
2021	113	23	136
2022	32	21	53
2023	43	20	63
2024	9	1	10
2025	9		9
Grand Total	835	434	1269

Girton ward			
Year	Market	Affordable	Total
2001	29		29
2002	3		3
2003	7	2	9
2004	0		0
2005	34		34
2006	39	16	55
2007	30	11	41
2008	36	30	66
2009	24	12	36
2010			0
2011	-1		-1

2012	77		77
2013	12	4	16
2014	1		1
2015	3		3
2016	4		4
2017	0		0
2018	12		12
2019	48		48
2020	15		15
2021	53	-6	47
2022	7	3	10
2023	8	15	23
2024	43		43
2025	279		279
Grand Total	763	87	850

Please note:

- We do not have completions data for 2025/26 and will not have it until later in the year.
- The latest completions data for South Cambs DC (2024/25) is published in the Authority Monitoring Report – see Table 1 in Appendix 2
- An estimate of South Cambs completions for 2025/26 can be found in the latest Housing Trajectory. Please note this data is not fully consistent with the ward level data presented and is subject to change.
- Each year runs from 1 April to 31 March so 2025 is 1 April 2024 to 31 March 2025
- The ward level data has been constructed by aggregating wards. Harston & Comberton ward includes the following parishes: Barton, Comberton, Coton, Grantchester, Harlton, Harston, Haslingfield, Hauxton and South Trumpington. Girton ward includes the following parishes: Dry Drayton, Girton and Madingley.

We aim to provide a high-quality service to you and hope that you are satisfied with this response.

Yours Sincerely

Information Management Team

3C Shared Services

Email:
For South Cambridgeshire DC (SCDC) - foi@scambs.gov.uk
For Cambridge City Council (CCC) -foi@cambridge.gov.uk
For Huntingdonshire DC (HDC) - foi@huntingdonshire.gov.uk

3C Shared Services is a strategic partnership between Cambridge City Council, Huntingdonshire District Council and South Cambridgeshire District Council

Appeals Process

The Council is committed to transparency and openness, and it is our intention to comply fully with the laws that govern access to information. If you have any cause to believe that the terms of the Freedom of Information Act 2000 are not being met by us, please let us know in the first instance. Please advise us by responding to this email. Please do not amend the Subject line. If applicable, we will then undertake an Internal Review of your case. Internal review requests should be submitted within 60 days of the date of receipt of the response to your original request. Further to this you have the subsequent option to contact the Information Commissioner's Office.

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Appendix 2

Freedom of Information Response (12 November 2025)

Affordable and market housing in Linton Ward and South Cambridgeshire, 2000-2025

DISTRICT NAME		30/06/2001	31/03/2002	31/03/2003	31/03/2004	31/03/2005	31/03/2006	31/03/2007	31/03/2008	31/03/2009	31/03/2010	31/03/2011	31/03/2012	31/03/2013	31/03/2014	31/03/2015	31/03/2016	31/03/2017	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	31/03/2024	31/03/2025	Total
South Cambridgeshire	AFFORDABLE	142	38	127	259	95	283	169	459	223	230	202	168	69	150	329	129	116	180	341	344	303	357	431	496	424	6064
South Cambridgeshire	MARKET	1460	487	526	720	476	594	755	815	387	365	453	525	491	485	542	551	437	556	805	714	1017	841	1010	703	1311	17026
South Cambridgeshire	TOTAL	1602	525	653	979	571	877	924	1274	610	595	655	693	560	635	871	680	553	736	1146	1058	1320	1198	1441	1199	1735	23090
CASTLE CAMPS	AFFORDABLE	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	5
GREAT ABINGTON	AFFORDABLE	0	0	-1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	18	0	7	3	0	0	41
LINTON	AFFORDABLE	19	0	4	7	0	20	0	-17	43	0	0	0	0	0	18	4	0	0	0	0	0	0	21	21	0	140
LINTON WARD	AFFORDABLE	19	0	3	13	0	21	0	-17	43	0	0	0	0	0	18	4	0	7	1	18	0	11	24	21	0	186
BARTLOW	MARKET	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
CASTLE CAMPS	MARKET	1	0	1	2	6	4	4	1	1	2	0	-1	2	1	0	0	0	1	2	0	1	7	1	0	1	37
GREAT ABINGTON	MARKET	1	0	0	0	0	0	1	0	0	-1	3	2	1	2	1	1	2	13	9	28	3	12	12	0	1	91
HILDERSHAM	MARKET	1	1	0	0	0	0	0	-1	0	1	1	1	1	-1	0	1	0	0	0	0	0	0	1	0	0	6
LINTON	MARKET	4	2	4	-1	8	14	7	15	-1	4	6	2	-1	9	0	8	8	1	3	5	10	8	33	17	15	180
LITTLE ABINGTON	MARKET	1	-1	0	0	-1	2	0	4	0	0	0	0	0	0	0	0	0	0	0	-1	3	1	0	0	0	8
SHUDY CAMPS	MARKET	0	0	0	0	1	0	3	0	0	0	1	0	0	1	1	0	3	1	3	2	1	0	0	0	3	20
LINTON WARD	MARKET	8	2	5	1	14	20	15	19	0	6	11	4	3	12	2	11	13	16	17	35	18	28	47	17	20	344
BARTLOW	TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
CASTLE CAMPS	TOTAL	1	0	1	2	6	5	4	1	1	2	0	-1	2	1	0	0	0	1	2	0	1	11	1	0	1	42
GREAT ABINGTON	TOTAL	1	0	-1	6	0	0	1	0	0	-1	3	2	1	2	1	1	2	20	10	46	3	19	15	0	1	132
HILDERSHAM	TOTAL	1	1	0	0	0	0	0	-1	0	1	1	1	1	-1	0	1	0	0	0	0	0	0	1	0	0	6
LINTON	TOTAL	23	2	8	6	8	34	7	-2	42	4	6	2	-1	9	18	12	8	1	3	5	10	8	54	38	15	320
LITTLE ABINGTON	TOTAL	1	-1	0	0	-1	2	0	4	0	0	0	0	0	0	0	0	0	0	0	-1	3	1	0	0	0	8
SHUDY CAMPS	TOTAL	0	0	0	0	1	0	3	0	0	0	1	0	0	1	1	0	3	1	3	2	1	0	0	0	3	20
LINTON WARD	TOTAL	27	2	8	14	14	41	15	2	43	6	11	4	3	12	20	15	13	23	18	53	18	39	71	38	20	530

4	**0**
3	**0**
12	**0**
20	18
15	4
13	0
23	7
18	1
53	18
18	0
39	11
71	24
38	21
20	0
347	104

Notes:

The period up to 30/06/2001 covers a two year period. The period up to 31/03/2002 covers a 9 month period. The remaining years cover a 12 month period from 1 April to 31 March.

Data from 2011-2024 (at District level) is published in the latest AMR. Data for earlier years can be found in earlier AMRs. Data for 2024-25 will be published in the 2024-25 AMR.

Data below District level in this spreadsheet is based on parishes. The appropriate parishes have been aggregated to create data for Linton ward.