

East Cambridgeshire Local Plan - Examination

Briefing Note: Development on sites permitted from 01 April 2015 to 31 March 2017

Note Prepared: 3 July 2018

Purpose

The purpose of this note is to estimate the number of new homes which have been built on sites which were not taken into account by the Local Plan 2015.

This note estimates net dwelling **completions** on sites which were granted planning permission since 01 April 2015 and which had no planning status prior to this date i.e. were not allocated in the Local Plan 2015 and did not have planning consent prior to 01 April 2015.

This note considers the extent to which this additional development is significant in the context of infrastructure planning.

Base date

Housing monitoring is typically reported by the Council on an annual basis. A reporting year runs from 01 April to 31 March, similar to a 'financial year'. The base date of 01 April 2015 has been selected as it is the start of the reporting year in which the current East Cambridgeshire Local Plan was adopted.

Total Net Dwelling Completions since 2015

Table 1 sets out total dwelling completions in each of the reporting years since 2015. All figures are 'net' meaning that dwellings lost as part of a development, such as through demolition, change of use, replacement or conversion of a dwelling, have been subtracted from the total.

Table 1: Total Net Dwelling Completions 2015-2017

| Reporting Year | Dwelling completions (net) |
|----------------|----------------------------|
| 2015/16 | 181 |
| 2016/17 | 234 |
| Total | 415 |

In recent years, the rate of development in East Cambridgeshire has been modest, relative to the Local Plan 2015's housing requirement. As such, the total housing stock has not increased to the extent at which the Local Plan 2015's housing trajectory predicted.

Net Dwelling completions on sites permitted since 2015

Table 2 shows net dwelling **completions** on sites **permitted** since 01 April 2015. Two types of sites have been excluded, because they were already 'known about' as at 01 April 2015. These are:

- Sites allocated in the Local Plan 2015.
- Sites that had planning consent prior to 01 April 2015, such as by outline consent or an alternative planning permission.

As such, the types of sites that are included in Table 2 are commonly referred to as 'windfall' sites.

It is a fairly common occurrence to receive multiple applications for the same site throughout its 'lifecycle'. Some applicants may seek outline permission before submitting a full or reserved matters application, perhaps to first establish whether the principle of development is acceptable. Often applicants re-submit applications for sites which already have consent. This could be to change features of the project, such as house design. Best efforts have been taken to remove from the data any sites which have previously been granted consent. Due to time constraints it has not been possible to check every single site. It is therefore possible that some of the dwelling completions shown in the table, may be on sites which were permitted prior to 2015 under a different reference, and in effect be a 'double-count'. The total reported figure below should therefore be treated as a **maximum**.

Table 2 shows net completion data by parish. This illustrates the extent to which new development has been distributed across the district. Some parishes contain multiple settlements. Of particular note is Woodditton civil parish which includes the small villages of Woodditton and Saxon Street, and also includes a suburban area of Newmarket's fringe.

Table 2: Net dwelling completions on 'windfall' sites permitted since 01 April 2015

| Parish | 2015/16 | 2016/17 | Total |
|-------------------|---------|---------|-------|
| Ashley CP | 0 | 0 | 0 |
| Bottisham CP | 0 | 25 | 25 |
| Brinkley CP | 0 | 0 | 0 |
| Burrough Green CP | 0 | 0 | 0 |
| Burwell CP | 1 | 1 | 2 |
| Cheveley CP | 3 | 4 | 7 |
| Chippenham CP | 0 | 3 | 3 |
| Coveney CP | 0 | 0 | 0 |
| Dullingham CP | 1 | 0 | 1 |
| Ely CP | 4 | 3 | 7 |
| Fordham CP | 0 | 1 | 1 |
| Haddenham CP | 0 | 1 | 1 |
| Isleham CP | 0 | 3 | 3 |

| | | | |
|----------------------|-----------|------------|------------|
| Kennett CP | 0 | 0 | 0 |
| Kirtling CP | 1 | 0 | 1 |
| Little Downham CP | 0 | 8 | 8 |
| Little Thetford CP | 0 | 1 | 1 |
| Littleport CP | 2 | 10 | 12 |
| Lode CP | 0 | 0 | 0 |
| Mepal CP | 0 | 0 | 0 |
| Reach CP | 0 | 0 | 0 |
| Snailwell CP | 0 | 0 | 0 |
| Soham CP | 2 | 9 | 11 |
| Stetchworth CP | 0 | 0 | 0 |
| Stretham CP | 1 | 1 | 2 |
| Sutton CP | 0 | 7 | 7 |
| Swaffham Bulbeck CP | 0 | 0 | 0 |
| Swaffham Prior CP | 2 | 2 | 4 |
| Wentworth CP | 0 | 0 | 0 |
| Westley Waterless CP | 0 | 1 | 1 |
| Wicken CP | 1 | 1 | 2 |
| Wilburton CP | 0 | 1 | 1 |
| Witcham CP | 0 | 0 | 0 |
| Witchford CP | 2 | 12 | 14 |
| Woodditton CP | 0 | 16 | 16 |
| Total | 20 | 110 | 130 |

NB. All Woodditton completions in Newmarket Fringe

In the period 2015 to 2017 there were, therefore, a maximum of 130 net dwelling completions on non-allocated sites permitted since 2015. This equates to approximately 1% of the total growth required over the plan period.

Bottisham received the greatest amount of development. This is as a result of a redevelopment of a brownfield site (25 dwellings). The Main Settlements of Littleport and Soham, and Large Village of Witchford also received development in excess of 10 dwellings (11-14 dwellings). The 16 dwellings built in Woodditton civil parish are all located in the Newmarket Fringe (which is classified as a Medium Village by the Settlement Hierarchy).

Many dwelling completions were on small, infill sites - for example, a small development of 1 or more dwellings. This is perhaps unsurprising as there is a presumption in favour of development within

existing settlements (as defined by Development Envelopes), and smaller sites can likely be developed more expediently than larger sites.

Significance of results

Table 2 shows that the additional net dwelling completions are distributed across the district. Of the 35 parishes in East Cambridgeshire, 22 parishes had at least one net dwelling completion (approx. 63% of parishes).

New 'windfall' development has not been concentrated in any particular location. Bottisham received the greatest amount of housing growth, however this represented only 19% of total additional growth in the period. Due to the modest scale of windfall development taking place in each parish, it is highly unlikely that such development will have had any significant effects on services and infrastructure. It is important to note that for some developments, principally those sites of 10 or more dwellings, planning conditions and obligations will likely have been applied at the planning application stage to address any effects of such windfall growth.

The cumulative effects of such growth is insignificant. As demonstrated in Table 2, additional development has been modest and distributed across many parishes. East Cambridgeshire has multiple settlements providing services and facilities, and is well-connected with destinations outside of the district. Therefore it is unlikely that any specific settlement, infrastructure or facility will have suffered significant adverse effects as a result of the cumulative effects of windfall growth.