



East Cambridgeshire District Council

Strategic Housing Land Availability Assessment

Review 2013

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1. Introduction

1.1 Overview

- 1.2.1 The Strategic Housing Land Availability Assessment (SHLAA) assesses sites likely to be available for housing development in the district up to the year 2031. The SHLAA enables the District Council and other key stakeholders to plan properly for housing growth. It identifies sites with potential for housing development, assesses the potential of those sites, and when they are likely to be developed.
- 1.2.2 The amount of available land for housing in the District is constantly evolving as the intentions of landowners and development viability changes over time. In order to present the most up-to-date position on housing land availability, and provide robust evidence for planning policy decisions, the SHLAA must be periodically reviewed. The District Council began a review of the SHLAA in August 2012 including consultation with the Housing Market Partnership in December 2012.
- 1.2.3 The SHLAA focuses on potential sites within current development boundaries as the Council has already begun the process of assessing options on the edge of settlements through its preparation of the Local Plan (expected adoption late 2013). Exception sites for affordable housing are assessed in the SHLAA in order to accord with the approach as set out in the adopted Core Strategy.

1.2 Policy Context

- 1.2.1 The Council published the first study of this type in 2002 as the 'East Cambridgeshire Urban Capacity Study' (and updated the study in each subsequent year). The Government has replaced Urban Capacity Studies with a more strategic approach to housing land availability. The National Planning Policy Framework (NPPF) (2012) encapsulates the principles set in Planning Policy Statement 3 'Housing' (PPS3). The Government requires local authorities to carry out a Strategic Housing Land Availability Assessment as part of the evidence base to inform their Local Plan. The SHLAA is a study of housing potential on sites that are considered to be deliverable or developable and is one of several background documents and technical reports prepared to inform the Local Development Framework.
- 1.2.2 The NPPF encourages the concentration of new housing development within existing urban areas, with particular emphasis on the re-use of previously developed land. The SHLAA helps to provide a realistic estimate of potential for housing, establishing realistic assumptions about availability, suitability and the likely economic viability of land to meet identified need over the plan period. It should ensure that priority is given to re-using previously developed land and maximising the potential of development land within built-up areas. This can help to reduce the land-take for new housing on greenfield sites outside of settlements.

1.3 Purpose

- 1.3.1 As one of the key background documents to the LDF, the SHLAA will feed into preparation of the LDF in three key ways:
- 1) The SHLAA summarises the recent pattern of housing development.
 - 2) The SHLAA will help us to estimate how much development can be accommodated on suitably located sites within settlements over the Plan period. This can be used to inform whether the housing supply identified in the Local Plan is still realistic and feeds into the housing trajectory in the Council's Annual Monitoring Report.

3) The SHLAA identifies sites in towns and villages that might be suitable for allocation in the Local Plan. We will take suitable sites forward to the next stage of DPD preparation, in which we will assess these and other proposed housing sites in terms of suitability, deliverability and sustainability. There is also a need to consider:

- The choices available to meet the housing requirement
- Whether action would need to be taken to ensure sites will become available

1.3.2 The identification of a site in this Assessment does not necessarily mean that the site will be allocated for housing or other uses, or that planning permission will be granted for residential development. This will need to be determined through preparation of the LDF, and/or through the normal planning application process. Similarly, the non-inclusion of a site does not preclude future housing development on it. This Assessment represents a snapshot in time, and is an estimate only.

1.4 Government advice on Regional housing targets

1.4.1 The Department for Communities and Local Government has confirmed the Coalition Government's intention to abolish Regional Strategies, including the East of England Plan. The first stage of the abolition of Regional Spatial Strategies began when the Localism Act received Royal Assent in November 2011. A second stage is to abolish existing Strategies by further legislation.

1.4.2 The NPPF published in 2012 allows decision making bodies to take a local view on elements such as housing targets which are deemed to provide more up-to-date evidence for plan making.

1.5 The role of the Housing Market Partnership (HMP)

1.5.1 A partnership approach is important so that those with knowledge of the housing market and rural development/protection can inform the SHLAA. A Housing Market Partnership is a good way to ensure that key stakeholders such as house builders, local property agents, and other interested groups inform the SHLAA. A Housing Market Partnership has been set up to help inform the SHLAA especially with information on market trends and housing development viability.

1.5.2 The HMP consists of large and small housebuilders, property land agents, Cambridgeshire County Council, Council for the Protection of Rural England, ACRE, Home Builders Federation (electronic member only) and East Cambridgeshire District Council. An inaugural meeting was held on the 4th Sept 2009. The HMP agreed the principles of a methodology and a project plan for the SHLAA at the inaugural meeting. It was agreed that subsequent work could be carried out by email.

1.5.3 For the purpose of this Review, the HMP were able to provide comments on this report through the consultation of the draft Local Plan from 11th February to 25th March 2013, to gain feedback on East Cambridgeshire District Councils assessment of market conditions.

1.6 Identifying housing market trends and viability in East Cambridgeshire

1.6.1 The health of the housing market in East Cambridgeshire is a key factor which needs to be taken into account in looking at the likely level of housing supply up to 2025. The health of the housing market in East Cambridgeshire is driven by wider economic factors that ultimately affect its resilience.

1.6.2 Information on housing market trends were identified from the following sources;

- East Cambridgeshire Strategic Housing Land Availability Assessment 2010
- Cambridgeshire Sub-region Strategic Housing Market Assessment 2008
- Cambridgeshire Sub-region Strategic Housing Market Assessment Quarterly Update (as at July 2012)
- Housing Market data from Adams Integra (January 2011)

1.6.3 East Cambridgeshire Housing Land Availability Assessment 2010

The previous SHLAA indicated that with falling house prices and decline in actual sales, the housing market in the district remained uncertain. However, East Cambridgeshire continued to fair better than areas in the north of the County due to the Cambridge growth engine, but recovery remains slow.

1.6.4 Cambridgeshire Sub-Region Strategic Housing Market Assessment (HMA)

The Cambridgeshire Sub-Region Strategic Housing Market Assessment includes all the districts in the County and those within the hinterland of Cambridge. The HMA allows wider housing market trends to be identified. Overall, despite house prices falling by 7% (2010 update) across the region, strong demand for housing is still identified, driven by the Cambridge growth engine, with East Cambridgeshire experiencing smaller falls in house prices. The HMA identifies two key housing trends applicable to East Cambridgeshire:

- Influence of the Cambridge economy keeping prices relatively high
- The south of the district is on average more expensive than the north

1.6.5 Housing Market Assessment Quarterly report

The Cambridgeshire Sub-Region Strategic Housing Market Assessment includes a Quarterly Monitor, set up to monitor its findings and ensure the HMA provides up to date information. The HMA Housing Market Bulletin (Cambridge Sub-Regional Housing Board - October 2012) notes in East Cambridgeshire that;

- *Average house prices are similar in June 2012 at £223,494 as they were in June 2011 at £223,440. However, previous quarterly results show there has been much variation over the 1 year period, falling to £220,177 in Dec 2011, then rising to £226,017 in March 2012, before falling again.*
- *Volume of sales has fallen 28% in the last year*
- *Average time taken to sell has increased from 7.3 weeks in June 2011 to 7.7 in June 2012 (experiencing a recent drop from 8.4 in March 2012)*
- *Average house price ratio to income is remaining steady around 5.6:1 (at June 2012)*

The above suggests that the housing market is still uncertain with fluctuating trends in the market on a quarterly basis, but with June to June figures remaining fairly unchanged. Actual sales did increase in Sept and Dec 2011, likely a seasonal improvement, before falling more sharply in the latter half of the period. Sales are down 70% from their peak in September 2007. The affordability of housing in terms of the average house price ratio to income has remained consistent over the past year at around 5.6:1 (5.7:1 in March 2012), and has improved compared to previous quarters (6.0 in March 2011) and fares much better than Cambridge City at 9.3:1 and South Cambridgeshire at 6.9:1.

1.6.6 Housing Market data from Adams Integra

Housing Market data from Adams Integra (January 2011) forecast a slowing or reversing of recent values gains against the previous losses. The above data shows the housing market is still turbulent and uncertainty does still lie ahead.

The December 2010 edition Rightmove House Price Index headline was 'Prices fall but positive signs for 2013?' This index (based at 100, January 2002) shows a 2.6% decrease in HPI in the last month, but this is the least severe November drop in prices in the last 3 years. There is also the highest annual increase in prices since 2007. This may be signs that the market is slowly improving, supported by a regional annual change of +6.5%, and mortgage approvals on the rise.

The Land Registry House Price Index for October 2012 shows there was negative monthly growth at -0.3% and now stands at £161,605 for England and Wales. There has been an annual change of 1.1 per cent. East of England saw a slight rise in monthly price change at 0.8 with an annual change of 2.2% resulting in an average price of £175,821 for the region. Cambridgeshire has seen a 0.3% monthly change and 1.4% annual change in price which now stands at £180,313.

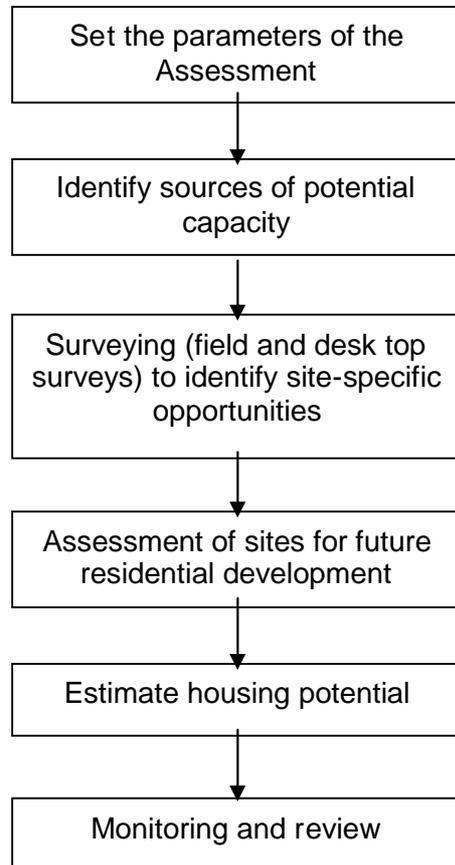
1.7 The recent pattern of housing development

- 1.7.1 A total of 370 dwellings (net) were completed in 2011/12, 31 of which were affordable. The market towns of Ely, Soham, and Littleport dominated provision in 2011-12 providing 240 of the districts 370 housing completions. Soham provided the majority of completions in the last monitoring year. This is in line with the draft Local Plan that seeks to focus housing development in market towns as the most sustainable locations in the district. Completions in rural settlements remain significant reflecting the rural character of the district, the needs of the rural economy, and need for affordable housing. Many of these completions are in settlements with a range of local services and facilities as the most sustainable rural villages.

2. **Methodology**

2.1 **Overview**

2.1.1 The Assessment was carried out following a detailed methodological process, as summarised in the flowchart below. This process was discussed at the HMP where the main principles were agreed. Further details of each stage are set out in the following sections.



2.2 **Setting the parameters of the Assessment**

2.2.1 **Time period** - The Assessment seeks to identify sites that are likely to come forward between now and 2031, corresponding with the timeframe of the draft Local Plan. The SHLAA includes an estimate of when sites are likely to come forward for development by monitoring year and the following timeframes;

- Sites likely to be built in the monitoring year 2012-2013
- Developable sites likely to come forward between 01/04/13 and 31/3/31

To be developable the site should be:

- In a suitable location
- Likely to come forward in a timely way

To be deliverable the site should be:

- Available and
- Achievable over 5 years

2.2.2 Site threshold for Assessment

The SHLAA identifies sites capable of accommodating 5 or more dwellings. This site size threshold was selected because it provides balance between identifying as many sites as possible and resources available to identify and assess sites. Identifying a larger number of sites could provide a better picture of future supply providing more certainty in planning for growth. But it is not practical to identify every small site given the prodigious number of such sites and their sporadic distribution. A threshold of 5 dwellings gives a good idea of settlement potential and focus resources on site assessment work. The issue of site size thresholds was discussed at the HMP meeting of the 4/9/09 with notes of this meeting available on the Council website.

2.2.4 Settlements to be Assessed

The Government's practice guidance recommends that the SHLAA should identify settlements where housing could be provided – not just the main urban areas. This SHLAA therefore covers the whole of the district. However, whilst all settlements are covered regards planning permissions, settlement potential is focused in the Market Towns and most sustainable villages in the district (see list below).

Locational Strategy in the East Cambridgeshire District Local Plan

Market Towns	Key Villages	Little Downham
Ely	Bottisham	Newmarket Fringe
Soham	Burwell	Stretham
Littleport	Fordham	Sutton
	Haddenham	Wilburton
	Isleham	Witchford

2.2.5 The above reflects the planning policy framework established in the upcoming Local Plan. Larger housing schemes would normally be located in or on the edge of the market towns. Housing schemes will also be appropriate in or on the edge of villages where there is an identified need for more housing and where local services and infrastructure would support that level of housing identified. Affordable housing exception sites are currently permitted under Core Strategy Policy H4 (draft Local Plan Policy HOU 4) on the edges of all settlements where these comply with the criteria in that policy. East Cambridgeshire has been working with landowners and developers to enable such sites to come forward and these are identified in the SHLAA.

2.2.6 Settlement boundaries - The Assessment focuses on sites that could come forward for residential development during the LDF period within existing settlements. The study area for each of the identified settlements is land within the development envelopes as defined in the adopted Core Strategy. Development on sites outside existing settlement boundaries is currently being considered as part of the production of the draft Local Plan.

2.2.7 Outside development boundaries rural exception sites for affordable homes are identified. This is in line with national guidance and the approach of the Core Strategy in Policy H4.

2.3 Sources of supply

2.3.1 The Assessment looks at the following sources of supply:

1. **Outstanding commitments** - The Assessment identifies large specific sites (5+ dwellings), which are currently 'outstanding'. This includes:

- Housing allocations with planning permission at 31.3.12, but where construction has yet to start or is only partially completed
- Housing allocations without full planning permission.
- Other large committed sites with outstanding planning permission at 31.3.12
- Other large committed sites with permission granted since 31.3.12, or with resolution to grant planning permission.

2. Large potential specific sites of 5+ dwellings (net)

This source includes large potential sites that may come forward for housing development over the plan period from the following sources;

- Large sites within settlements
- Affordable housing sites on the edges of settlements

These potential sites come from a variety of sources, including previously developed non-housing sites, intensification and re-development of current housing land. Certain greenfield, employment and community uses were excluded from the site search, because they are community assets and their development would be contrary to planning policies and undesirable in principle. These are:

Open spaces to which the public has access within settlements, including parks, recreation fields, play areas, village greens, allotments and cemeteries. These are safeguarded by Core Strategy Policy S3, and the Council's PPG17 assessment of sports facilities, play areas and informal open spaces that has identified these land-uses as important recreational and amenity resources.

Public car parks. These have been excluded as there is known pressure on car parks in the district as a result of population increases.

Community buildings, such as village halls and scout huts have been excluded, as these are considered important community recreational facilities. These are also protected under Core Strategy Policy S3.

2.4 **Assessing specific sites**

2.4.1 The potential sites from the above sources were assessed in terms of their availability, suitability and deliverability for housing development, taking account of planning constraints, market considerations and other 'real life' considerations. The assessment criteria are set out in Table 1 below. These are the same criteria used to assess sites proposed for housing allocation in the Local Development Framework (as set out in the Council's 'LDF Site Assessment Methodology' which can be viewed on the Council's website at www.eastcambs.gov.uk). This assesses the availability, suitability and deliverability of sites for housing development as shown below.

2.4.2 Table 1 provides a summary of the assessment criteria. Further details of the categories are set out below.

Table 1 – Site assessment criteria

Site appraisal criteria		Assessment	Explanation
Spatial strategy 'fit'.		Yes/No.	The suitability of a site is a good 'fit' with the Spatial strategy/other policies in the Core Strategy. Should not be contrary to Core Strategy policy unless appeal decision grants exception.
Site status		Brownfield/Greenfield	As per National Planning Policy Framework (2012)
Accessibility	Public transport accessibility for bus and or rail.	Good/reasonable/poor/none	Good = hourly bus service in settlement to market town or city, or market town or city can be easily reached by foot or cycle (see 'Settlement Hierarchy Paper- 5km by an appropriate route) Reasonable = less frequent bus service, but more than twice a day Poor = twice a day or less frequent
	Pedestrian/cycle access to town/village centre, bus/railway, open space, local shops, Doctors, and primary school	Close/distant/none Where access to different facilities varies these are noted	Close = less than 300 metres Distant = more than 300 metres None = none within the settlement Particular route quality issues will be highlighted in free text where necessary (e.g. lack of a pavement)
Environmental impact	Character/visual impact	Beneficial impact/neutral/adverse impact	From Core Strategy evidence base – Preferred options or conditions on planning applications
	Natural assets (e.g. trees, nature sites)	Beneficial impact/neutral/adverse impact	Tree Preservation Orders (TPO's) County Wildlife Sites (CWS) +biological records
	Cultural heritage (e.g. Listed Buildings)	Beneficial impact/neutral/adverse impact	Conservation area/listed buildings +comments of County archaeology
Physical constraints	Flood risk	Flood Zone 1, 2, or 3.	As defined in Environment Agency electronic flood map unless stated otherwise. Additionally Strategic Flood Risk Assessment (SFRA) if applicable to site.
	Vehicular access to main roads	Suitable/problematic/not suitable	Taking account of highway safety, & road network capacity. County Council comments
	Contamination	Yes/no/unknown	East Cambs District Council Environmental Health comments
	Other	To be determined	
Infrastructure capacity (e.g. water		Suitable/mitigation/	Suitable = no capacity issues

supply, drainage, electricity, school places, strategic transport infrastructure)	not suitable Issues identified in Table 4.1 of the Core Strategy	Mitigation = potential issues, which may be alleviated through mitigation Not suitable = significant capacity issues unlikely to be overcome
Benefits (e.g. regeneration)	Yes/no	Development schemes may bring additional benefits to a locality or area. For example, by promoting regeneration, bringing improvements to the local highway network, or satisfying particular local needs.
Owner intentions	Owner willing/unwilling	The availability of sites is confirmed by gathering owners intentions/willingness to sell and developers intentions on the likely build out of the site. These intentions along with any ownership issues mentioned by owners/ developers will be stated in the appendices.
Other deliverability issues	To be determined	See below
Estimated delivery rate	As per owners/developers intentions where indicated	
Site History	Planning permissions	Use and date

2.4.3 Achievability

In terms of assessing the achievability of housing the following factors were considered.

- a) *Infrastructure capacity* – New development increases the pressure on existing infrastructure. The capacity of local infrastructure will therefore be an important issue to consider, along with an assessment of whether adverse effects can be mitigated (for example through the use of planning obligations). The assessment notes whether the issues has been resolved through planning condition.
- b) *Owner intentions* – The willingness of an owner to release a site for development is a key factor which needs to be taken into account. The District Council needs to allocate sites which have a realistic chance of coming forward for development within the plan period.
- c) *Delivery factors/Other deliverability issues* – There may be other factors which may impact on deliverability and implementation including, the existence of other land uses on the site which are unable to immediately vacate, or site viability issues, exceptional site preparation costs, the size of the developer involved, and how many developers are involved. This category will also include;
 - *Any specific measures identified to overcome constraints* – These will be measures identified/agreed with providers including when they will be in place
 - *Market factors* - such as adjacent “bad neighbour” uses, attractiveness of the locality, level of potential market demand, and projected levels of sales

2.4.4 Sites that were considered to offer some potential for housing development over the Plan period are listed in Section 3 of this report, and site details included in Appendix 2. (including a summary of the results and a site map). Sites that are assessed as being

inappropriate or unrealistic for housing development for the SHLAA are listed in Appendix 3 to this report, along with a summary of reasons for the judgement.

2.5 Assessing potential yield on specific sites

2.5.1 The next step involved estimating likely yield, in terms of dwelling numbers which could be accommodated through site re-development. In the case of sites with full planning permission, the number of approved dwellings was used. For other sites, including sites with outline planning permission, housing allocation sites without full planning permission, and other identified potential large sites, capacity was estimated using the following method:

- a) The net ratio assumptions set out in Table 2 was used as a rough guide, giving the estimated net developable areas of each site.
- b) Density estimates were made for each site based on an assessment of individual site characteristics such as:
 - Accessibility to essential services and public transport
 - Height, density and character of surrounding buildings and land uses
 - Site configuration and other physical constraints
 - Mix of housing types and sizes likely to be suitable
- c) The estimated density was applied to the net developable area, giving the estimated number of dwellings that can potentially be accommodated on each site.

Table 2 – Gross to net ratios for different site sizes

Site size	Gross to net ratio
Up to 0.4 hectares	100%
0.4 – 2 hectares	90%
2+ hectares	80%

2.5.2 The yield on exceptions sites can also be influenced by housing needs with more need leading potentially to more units and potentially a higher density. The East Cambridgeshire District Council Housing Officer establishes such need through Housing Needs Surveys, and/or examination of the housing register. Larger affordable housing developments may on occasion be broken down into discrete phases.

3. Identifying capacity

3.1 Outstanding large commitments

Housing allocations

3.1.1 There are a number of 'saved' housing allocations from the East Cambridgeshire District Local Plan that have yet to come forward for housing development. Each site has been assessed as to its continued availability, suitability and deliverability. Likely build out rates are shown in Tables 3a and 3b. Full site details including planning permission are provided along with a map of each site in Appendix 2.

Table 3a. Housing allocations with outstanding planning permission at 31.3.12

Site ref	Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.12	Total outstanding	Estimated total per year											
							12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	
	Ely	Phase 3, land off Prickwillow Road	11.75 gross 9.4 net	378	338	40	20	20										
	Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	285	365	15	25	35	40	40	40	40	35	35	30	30	
TOTAL						405	35	45	35	40	40	40	40	35	35	30	30	

Table 3b. Housing allocations without full planning permission at 31.3.12

Site ref	Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year												
						12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		
	Ely	West of 93-135 Lynn Road	2 gross 1.8 net	45	81					40	41							
	Littleport	Residue at Highfield Farm	3.9 gross 3.12 net	42	130						30	30	30	30	10			
TOTAL					211					40	71	30	30	30	10			

Other large committed sites

3.1.2 There are also a number of other large specific sites within settlements that are currently 'outstanding.' These are sites with planning permission, but where work has yet to start or is partially completed. Each of these committed sites was assessed as to its continued suitability and deliverability. Likely build out rates are shown in Tables 3c and 3d. Full site details are provided in Appendix 2 along with a map of each site.

Table 3c. Other large committed sites with outstanding planning permission at 31.3.12

Site ref	Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total outstanding	Estimated total per year					
							12/13	13/14	14/15	15/16	16/17	17/18
	Bottisham	Land off Bell Road	2.07	46	37	9	9					
	Burwell	Land rear of Rosewal Manor, Weirs Drove	1.61	35	0	35		35				
	Burwell	Land adjacent 105 North Street	0.25 (net)	6	0	6	3	3				
	Dullingham	Dullingham Motors, Brinkley Road	0.18	5	0	5		5				
	Ely	Ely House, 1 Redman Close	0.29	5	2	3	3					
	Ely	136 Lynn Road	0.18	5 net	0	5 net		2	3			
	Isleham	55 Sun Street	0.37	6	0	5 net			5			
	Littleport	Old Station Goods Yard	1.0	39	0	39		10	20	9		
	Littleport	Land rear and south of 24 Barkhams	0.28	6	0	6		2	2	2		
	Littleport	Land at 21-23 Lynn Road	0.28	7	3	4	2	2				
	Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	124	35	15	15	5			
	Soham	Land rear of 48 to 64 Station Road	0.34	13	0	13		5	8			
	Soham	Lion Mills	4.28	151	118	34	28	6				
	Soham	Church Hall, High Street	0.2	8	0	8					8	
	Soham	8 Market Street	0.05	5	0	5		5				
	Soham	Land rear of 7 and 7a Townsend	0.53	18	0	17 net				17		
	Soham	Land rear and side of Windayle, 27 Hall Street	0.51	12	-1	12	12					
	Soham	AA Griggs, 46 Townsend	2.01	95	81	13net	13					

Site ref	Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total outstanding	Estimated total per year					
							12/13	13/14	14/15	15/16	16/17	17/18
	Soham	Land rear of 16 Townsend	0.29	13	0	13	5	8				
	Soham	Land rear of 50 and 52 Foxwood South	0.33	10	0	10			10			
	Soham	Land rear of 82-90 Paddock St	0.3	7	0	7		7				
	Soham	South of Gimbert Road	0.84 0.76	33	0	33	8	15	10			
	Soham	Land north-west of Regal Drive	3.3 2.64	96	0	96		37	28	18	13	
	Sutton	West Lodge, 125 High Street	0.5	5	0	5		5				
	Wilburton	Land west of Rosendale, Whitecross Road	1.22	6	0	6		6				
	Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11		11				
	Witchford	Garages to north of 7 Manor Court Road	0.11	5	0	5	5					
TOTAL						440	103	179	91	46	21	0

Table 3d. Large committed sites with permission granted since 31.3.12 or with resolution to grant planning permission

Site ref	Parish	Address	Site Area net (ha)	Density (net)	Total to be built	Estimated number per year				
						12/13	13/14	14/15	15/16	16/17
	Ely	Land off Carey Close	0.8	31	25	5	20			
	Soham	Land rear of 23-41 Fordham Road	3.32 gross 2.5 net	38	96		25	30	21	20
	Stretham	Sennitt Way/ Newmarket Rd,	0.18	77	14			14		
TOTAL					135	5	45	44	21	20

3.2 Large potential sites

- 3.2.1. This Assessment seeks to identify specific sites in the main settlements, which may offer potential for future housing development over the Plan period. A survey was carried out in the Market Towns and villages, identifying specific sites which could accommodate 5 or more dwellings. Potential candidates include sites that are underused or conspicuously inappropriate amongst nearby uses, or sites that might reasonably be expected to come forward for development.
- 3.2.2 In relation to large green-field sites (e.g. agricultural fields, and vacant scrubland) it is considered that the survey is comprehensive. However, in the case of land in other use, particularly employment, it is considered that the identified sites are unlikely to represent the full supply from this source. Employment sites are only considered where these would comply with Policy EC1 – Retention of Employment Sites that is; it can be demonstrated that the employment use is no longer viable or the employment use creates unacceptable environmental/highways problems, or an alternative use offers greater employment/local business potential.
- 3.2.3 There are several reasons for this approach. Firstly, the Council's Employment Land and Labour Market Study (2005 and 2008 Update) identifies a need to retain current employment land, in order to facilitate economic growth in the district. The Local Plan reflects this, and includes policies that seek to retain employment land, unless there are clear reasons to justify the loss of employment land. Secondly, the Council does not hold comprehensive information on the viability and business plans of all enterprises in the district – and it is difficult to get information on owners intentions.
- 3.2.4 In summary, the Assessment looks at the following sources of potential specific sites within settlements:
- Intensification – this is the infill or redevelopment of existing housing sites (for example, making use of large disused gardens).
 - Redevelopment of existing housing – this is the redevelopment of large areas of housing in order to increase densities.
 - Redevelopment of brownfield non-housing uses – this includes land and buildings that are in current use, or are vacant/derelict. It relates mainly to employment sites.
 - Greenfield land – this source includes land in agricultural or paddock use, vacant land not previously developed, or as garden land as now defined in the NPPF.
- 3.2.5 The Market Towns and villages were subject to a comprehensive survey to identify large sites. The survey was a mapping and recording exercise, starting with the study of maps and aerial photographs using the Council's Geographical Information System, followed by site visits. We also built on the research undertaken in the previous SHLAA. Those sites that meet the criteria and are viable are identified with likely build out rates in Table 3e.
- 3.2.6 The Core Strategy (Policy H4) permits affordable housing on the edges of villages including those adjoining/close to, but outside of development limits subject to;
- Impact on the landscape and setting of the settlement
 - Scale broadly relates to size of village/identified local housing need
 - Land not available in a more suitable location
- Those sites that meet the criteria and are viable are identified with likely build out rates in Table 3f.
- 3.2.7 The potential sites were assessed in terms of their suitability and deliverability for housing, against the criteria set out in Table 1.

Table 3e. Potential large specific windfall sites

Site ref	Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											
						12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	Bottisham	Land to the North-East of 20-42 Arber Close	0.1	50	5					5							
	Burwell	Land adjacent The Bungalow, Newmarket Rd	0.38	30	11										5	6	
	Burwell	35 North Street	1.4	7	10			10									
	Burwell	56-76 Low Road	0.23	30	7			7									
	Burwell	The Crown Public House, 88 High Street	0.24	NA	8			8									
	Cheveley	Home Office bungalows, Little Green	1	25	25					10	13						
	Cheveley	Land east of St. John's Avenue, Newmarket	0.5	36	18			10	8								
	Ely	32 Lisle Lane	0.35	38	13							5	8				
	Ely	Old Dairy, Beald Way	0.21	40	8				8								
	Ely	Old Woolworths, Fore Hill	0.1	100	10					10							
	Ely	Croylands, Cambridge Road	0.3	60	22			10	12								
	Ely	Land at Deacons Lane/New Barns Avenue	0.21	43	9			9									
	Fordham	Bassingbourn Manor Farm	1.6	23	36							20	16				
	Fordham	Fordham Garden Centre	1.22	23	28					10	18						
	Littleport	Land rear of 85-87 Ely Road	0.18	22	4		4										
	Littleport	Land at 89 Ely Road	0.17	22	4			4									
	Littleport	Land north of Grange Lane	2.1 1.7	42	71					35	36						
	Littleport	12 Woodfen Road	0.39	30	12 net					10	2						
	Littleport	Land at Orchard Lodge, Ely Road	0.58 0.52	40	21						21						
	Littleport	Land south of The Paddocks	2.17 1.73	40	69						30	20	19				
	Littleport	21-27 Lynn Road	0.11	36	4					4							
	Littleport	Land east of 33 The Holmes	0.19	42	8				8								

Site ref	Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											
						12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	Littleport	1 Grange Lane	0.76	21	16				16								
	Soham	Land adjacent Weatheralls School	0.52 0.47	NA	9						9						
	Soham	Land between 16 and 26 Mill Corner	0.35	34	12							6	6				
	Soham	Pemberton, Fordham Road	0.2	25	5						5						
	Sutton	Land west of Red Lion Lane	1.2	32	35					10	25						
	Sutton	Land adjacent 123 High Street	0.63 0.56	41	23			13	10								
	Sutton	Land to the north of 76 High Street	0.26	42	11										5	6	
	Witcham	Kings of Witcham	0.39	26	10			10									
	Witchford	Land east of Barton Close	0.38	38	14			7	7								
TOTAL					538	0	4	88	69	94	161	51	49	0	5	11	6

Table 3f Potential rural exception sites for affordable housing

Site ref	Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year											
						12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	Burwell	Barkways extension			12				12								
	Burrough Green	Sheriffs Court			6		6										
	Ely	West of Lynn Road			19		19										
	Haddenham	Northumbria Close	0.93		24		12	12									
	Isleham	Corner of Fordham Road			20				10	10							
	Stretham	Wilburton Road			8		8										
	Stretham	Newmarket Road			50			10	10	10	10	10					
	Witchford	Field End			16				16								
TOTAL					155		45	22	48	20	10	10					

4 Summary

4.1 Health of housing market/supply of housing land

4.1.1 The housing market in East Cambridgeshire has remained uncertain with a 28% drop in sales. However, despite a decline in the number of actual sales, East Cambridgeshire, along with other districts has continued to fair better than areas in the north of the County due to the influence of the Cambridge growth engine.

4.1.2 Indications from house builders contacted as part of the SHLAA indicate that house building will continue to be steady throughout 2012/13, with some sites moving faster than others, with a substantial number of dwellings currently under construction.

4.2 House building prediction for 2012/13

4.2.1 For the year 2012-13 a total of 142 housing completions are predicted compared to 370 built in 2011-12. The estimate is much lower than those built in the previous year, however 2011/12 was an unusually highly productive year for completions regarding the current economic climate. The prediction for the coming year does not include any windfall in the calculation, and delivery rates provided might be a conservative estimate given the uncertainty of the market, whereas there are a number of sites currently under construction. Nevertheless predicted delivery rates show an increase in building for the following monitoring years.

4.3 Developable sites

4.3.1 For the period 2012/13 - 2024/25 1884 dwellings are identified from SHLAA sites, the remainder coming from broad locations from the adopted Core Strategy and upcoming Local Plan, additional allocations in the Local Plan, and from windfall sources.

4.4 Summary of SHLAA

4.4.1 The SHLAA has identified a total of 1884 dwellings from sites as shown in table 5a below. Table 5a shows the role of SHLAA sites by key timeframes. Table 5b shows the distribution of SHLAA sites by market towns. Most dwellings are identified from the market towns - the most sustainable locations in the district.

Table 5a Total dwellings in SHLAA by time period

Timeframe	Number of dwellings
2012/13	143
2013/14 –2024/25	1741
Total	1884

Table 5b Distribution of SHLAA sites by market town

Market town	Number of dwellings
Ely	235
Soham	380
Littleport	788
Total	1403