



East Cambridgeshire  
District Council

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# East Cambridgeshire's Brownfield Land Register

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12 December 2021

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## 1. Introduction

- 1.1. This is East Cambridgeshire's fifth Brownfield Land Register, taking effect from 12 December 2021. This register replaces the previous register published on 12 December 2020.
- 1.2. The purpose of a Brownfield Land Register is to provide up-to-date and consistent information on previously developed (brownfield) land that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017, which came into force on 16 April 2017.
- 1.3. As required by the regulations, a Register must be in two parts, Part 1 comprising all brownfield sites appropriate for residential development and Part 2 those sites granted 'permission in principle'.
- 1.4. At present, government encourages all local planning authorities in England to follow a national data standard in preparing and publishing their Register, found here:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf)

Government has the ability to make it compulsory to publish Registers in this way.

- 1.5. The Regulations required local planning authorities to prepare, maintain and publish their first Register by 31<sup>st</sup> December 2017. The Register must then be reviewed at least once a year.

## 2. How does land qualify as being 'brownfield'?

- 2.1. Brownfield land is also known as 'previously developed land'. Previously developed land is defined in [the National Planning Policy Framework](#) (NPPF). The current published version of the NPPF (2021) defines previously developed land as:

*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

## 3. What is 'permission in principle'?

- 3.1. Permission in principle originates from the Housing and Planning Act 2016 (s150), and is perhaps best described as similar to an outline planning permission. Getting a permission in principle consent for a parcel of land is an alternative way of obtaining planning permission which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle for residential development (i.e. development in which the residential use occupies the majority of the floorspace), and the second ('technical details consent') stage is when the detailed development proposals are assessed. A similar definition is also included in the NPPF (2021) in Annex 2: Glossary.
- 3.2. Currently, the only way a parcel of land can gain a permission in principle consent is if that land is entered on to Part 2 of a Brownfield Land Register. Once on Part 2, it will automatically trigger a grant of permission in principle. In the future, government may make it possible for permission in principle to be granted through other means (for example, through an allocation in a Local Plan).

## 4. What is the difference between 'Part 1' and 'Part 2'?

- 4.1. There is a considerable difference between the status of land on Parts 1 and 2.

- 4.2. In simple terms, sites on Part 1 comprise **all** brownfield sites that a local planning authority has assessed as being appropriate for residential development. This will include sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission.
- 4.3. Sites listed in Part 2 comprise only those sites in Part 1 that the local planning authority has decided that the land would be **suitable for a grant of permission** in principle for residential development.
- 4.4. To put it another way, a site which is listed in Part 1 is unlikely to significantly, if at all, gain any additional status or weight in the planning decision making process. However, a site listed in Part 2 gains significant status, to the point that principle of development on that site for housing is agreed – only detailed technical matters would need to be approved.
- 4.5. It is not compulsory for a Register to include any site in Part 2, though, over time, government expectations are that sites are listed in Part 2, and hence such sites qualify for permission in principle.
- 4.6. The above paragraphs are given as a basic guide to sites listed in the Register. The legislation is considerably more detailed and complex, and if more than the above basic guide is needed, then you should refer to such legislation. Government has also issued further guidance (28 July 2017) as part of its National Planning Policy Guidance webpages:

<https://www.gov.uk/guidance/brownfield-land-registers>

## **5. Consultation on this Register**

- 5.1. The legislation states that consultation must take place on the Register if land is to be listed in Part 2 of the Register. The legislation makes it clear that the consultation must be considerable, and all comments received must be carefully considered.
- 5.2. No consultation is required for any site to be included on Part 1 of the Register (though a local planning authority could choose to consult, if it wanted to do so).
- 5.3. Some of the sites identified in Part 1 of this register are allocation in the adopted Local Plan. The Council does not believe it is appropriate to include sites on Part 2 of the register at this time. Consequently, there are no sites included within Part 2 of the register.
- 5.4. As this Register does not include any sites in Part 2, it will not be subject to consultation. If the Council decides to include sites in Part 2 of future Registers, it will publish the register for consultation in accordance with the regulations.

# East Cambridgeshire Brownfield Land Register

# Part 1

## Introduction

The following sites are listed on 'Part 1' of the East Cambridgeshire Brownfield Land Register.

In relation to each parcel of land, East Cambridgeshire District Council has, in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017, determined that:

- (a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- (b) the land is suitable for residential development;
- (c) the land is available for residential development; and
- (d) residential development of the land is achievable.

The table below does not satisfy all requirements of government's data standard for the Brownfield Land Register, and therefore does not constitute *the register*. The East Cambridgeshire Brownfield Land Register is published in '.csv' and '.gml' data formats, and is available to download from the Council's website at: <https://www.eastcambs.gov.uk/local-development-framework/brownfield-land-register>

Site ref	Site address	Site plan	Coordinates		Hectares	Ownership	Deliverable	Planning Status	Permission Type	Permission Date	Planning History	Min Net Dwellings	Development Description	Non-housing development
BLR0201	Police Station, 12, Bell Road, Bottisham, CAMBRIDGE, CB25 9DF	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR0201.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR0201.jpg</a>	554254.51	260699.53	0.11	not owned by a public authority	yes	permissioned	full planning permission	03/09/2017	<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OFM1FRGGKPB00">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OFM1FRGGKPB00</a>	9	Redevelopment of former police station Construction of 9No. Flats with offstreet parking and new access road off Bell Road	
BLR0511	Land West Of 56 Low Road Burwell Cambs CB25 0EJ	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_05_11.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_05_11.pdf</a>	558423	267085	0.7683	not owned by a public authority	yes	permissioned	full planning permission	25/11/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q7AMRRGGIRI00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q7AMRRGGIRI00</a>	8	Proposed 8 no. dwellings and new access road	
BLR0512	2 Priory Farm Cottages Factory Road Burwell Cambridge CB25 0BW	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_05_12.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_05_12.pdf</a>	557627	268316	0.5077	not owned by a public authority	yes	permissioned	full planning permission	24/07/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q98WSDGGK3X00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q98WSDGGK3X00</a>	2	Construct new 2 storey front extension and sub-divide the whole property to re-create two self-contained dwellings with new access road and associated works	
BLR0513	McGowan Rutherford Factory Road Burwell Cambridge CB25 0BN	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_05_13.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_05_13.pdf</a>	557594	268345	0.3385	not owned by a public authority	yes	permissioned	full planning permission	28/01/2021	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QJFTBGGJMG00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QJFTBGGJMG00</a>	1	Proposed Change of Use /internal and external works to existing pump house, new cart lodge and new access road following recent planning application 20/00693/LRN	
BLR0606	Home Office Bungalows Little Green Cheveley Suffolk	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_06_06.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_06_06.pdf</a>	568334	260054	0.9193	not owned by a public authority	yes	permissioned	Outline planning permission	30/03/2021	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PS7XQLGGFZ000">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PS7XQLGGFZ000</a>	22	Outline planning application for residential development for up to 22 dwellings following the demolition of 6 bungalows with all matters reserved except access	
BLR0601	1, Oak Lane, Cheveley, NEWMARKET, CB8 9RA	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR0601.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR0601.jpg</a>	568338.03	259915.199	0.51	not owned by a public authority	yes	permissioned	reserved matters approval	06/12/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OXEMKQGGI2S00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OXEMKQGGI2S00</a>	8	Reserved matters application for erection of eight detached dwellings	
BLR1001	Land At Barton Road Car Park Barton Road Ely Cambridgeshire	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1001.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1001.jpg</a>	553780.03	280015.204	0.19	owned by a public authority	yes	permissioned	reserved matters approval	28/12/2016	<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?keyVal=NXYI08GGGP00&amp;activeTab=summary">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?keyVal=NXYI08GGGP00&amp;activeTab=summary</a>	11	Residential development for 11 dwellings, with minor alterations to the existing vehicular and pedestrian access.	
BLR1002	Pound Store, 10, Forehill, ELY, Cambridgeshire CB7 4AF	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1002.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1002.jpg</a>	554323.12	280226.897	0.10	not owned by a public authority	yes	permissioned	full planning permission	08/08/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OPQMUYGGK4S00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OPQMUYGGK4S00</a>	6	Refurbishment and partial demolition of existing building to provide five residential townhouses and one residential apartment over retained commercial unit.	

BLR1003	The Grange, Nutholt Lane, Ely CB7 4EE	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1003.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1003.jpg</a>	554101.438	280502.273	0.60	owned by a public authority	yes	not permitted			10	The site is allocated by the Local Plan for mixed-use development.	Allocated for a retail-led scheme (4,200sqm max), with retail and/or office as complimentary uses.	
BLR1004	Paradise Leisure Centre, Newnham St, Ely CB7 4PQ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1004.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1004.jpg</a>	554307.97	280630.232	1.04	owned by a public authority	yes	not permitted			50	The site is allocated by the Local Plan for mixed-use development.	Allocated as a residential-led scheme with potential for other uses, such as offices, leisure and small-scale retail.	
BLR1005	Station Gateway, Angel Drove, Ely	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1005.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1005.jpg</a>	554215.59	279497.921	11.37	not owned by a public authority	yes	not permitted			100	The site is allocated by the Local Plan for mixed-use development.	Allocated for mixed-use development, to include dwellings, employment, small-scale retail and potentially leisure.	
BLR1006	Princess of Wales Hospital, Lynn Road, Ely CB6 1DN	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1006.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1006.jpg</a>	554903.847	281897.667	4.02	owned by a public authority	yes	not permitted			77	The submitted Local Plan identifies the site for mixed-use development.	Development of the site to deliver a new healthcare facility, residential development and a residential care facility.	
BLR1034	Waitrose Car Park area, Brays Lane, Ely, CB7 4QJ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1034%20-%20Waitrose%20Car%20Park%2C%20Ely.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR1034%20-%20Waitrose%20Car%20Park%2C%20Ely.pdf</a>	554373.486603637	280486.212521566		not owned by a public authority	yes	not permitted			20			
BLR1035	Police/ Abulance Station, Nutholt Lane, Ely, CB7 4PL	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1035%20-%20Police%20%26%20Ambulance%20Station%2C%20Nutholt%20Lane.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR1035%20-%20Police%20%26%20Ambulance%20Station%2C%20Nutholt%20Lane.pdf</a>	554126.007585963	280584.108787678		not owned by a public authority	yes	not permitted			30			
BLR1037	Swimming Pool Newnham Street Ely Cambridgeshire CB7 4PQ	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_10_37.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_10_37.pdf</a>	554288.991481306	280648.642274974	0.2914	owned by a public authority	Yes	permitted	full planning permission	19/10/2021	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QBRM MQGGLUH00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QBRM MQGGLUH00</a>	13	Erection of 13 dwellings and associated parking and landscaping	
BLR1038	Site South West Of Church Farm The Hamlet Chettisham Cambridgeshire	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_10_38.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_10_38.pdf</a>	554645.716878793	283390.703383466	0.4799	not owned by a public authority	yes	permitted	full planning permission	08/04/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PYHHY IGG0D800">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PYHHY IGG0D800</a>	1	Demolition of existing farm buildings and construction of 4 bed dwelling	



BLR1039	1-4 Riverside Close Prickwillow Ely Cambridgeshire CB7 4UW	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_10_39.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_10_39.pdf</a>	559643.278944376	282590.015291143	0.161	not owned by a public authority	yes	permitted	full planning permission	11/12/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q81W5QGGJAY00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q81W5QGGJAY00</a>	5	Demolition of existing bungalows and construction of 5 one and a half storey dwellings	
BLR1101	Scotsdale Garden Centre, Market Street, Fordham, CB7 5LQ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1101.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1101.jpg</a>	562419.769	270513.565	8.63	not owned by a public authority	yes	permitted	outline planning permission	08/08/2018	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OQGBMOGG0CI00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OQGBMOGG0CI00</a>	150	The site forms an area of brownfield land within a larger site, with outline permission for 150 residential dwellings, a 75-bed care home, a local shop and an ancillary medical consultation facility.	Outline planning application includes 75-bed care home, shop and medical facility.
BLR1210	31 Lode Way Haddenham Ely Cambridgeshire CB6 3UL	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_12_10.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_12_10.pdf</a>	546578.9209300	274555.5479343	0.352	not owned by a public authority	yes	permitted	full planning permission	23/09/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QCC2ARGGM8M00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QCC2ARGGM8M00</a>	3	Construction of 3no. four bedroom, 2 storey detached dwellings and carports	
BLR1211	Perry Rise 34 Haddenham Road Wilburton Ely Cambridgeshire CB6 3RG	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_12_11.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_12_11.pdf</a>	547504.8012051	275002.1202727	0.4349	not owned by a public authority	yes	permitted	full planning permission	18/02/2021	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QJDFZ4GG0D800">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QJDFZ4GG0D800</a>	2	Demolition of existing bungalow and erection of two detached dwellings, garaging, access, parking, and associated site works (outline approval 20/00030/OUT)	
BLR1301	Larkhall Farm 38 Prickwillow Road Isleham Ely Cambridgeshire CB7 5RH	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_13_01.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_13_01.pdf</a>	562327.4912086	279665.9933454	0.3031	not owned by a public authority	yes	permitted	full planning permission	30/04/2018	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P3H8SWG0CU00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P3H8SWG0CU00</a>	1	Full planning application for a replacement dwelling.	
BLR1701	Land Adacent, 12, Holt Fen, Little Thetford, Cambridgeshire, CB6 3BH	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1701.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1701.jpg</a>	553418.863	275919.838	0.26	not owned by a public authority	yes	permitted	outline planning permission	15/04/2016	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=NYFC8TGGGTW00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=NYFC8TGGGTW00</a>	4	Erection of four dwellings and associated works	
BLR1801	Station Road, Littleport, Ely CB6 1JL	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1801.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1801.jpg</a>	557463.879	287169.428	1.06	not owned by a public authority	yes	pending decision			<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=MZCLJGG07G00">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=MZCLJGG07G00</a>	39	Residential development incorporating a new access, strategic landscaping & public open space.	
BLR1802	The Bingo Hall, Hempfield Road, Littleport, ELY, CB6 1NW	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1802.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR1802.jpg</a>	556707.635	286698.155	0.16	not owned by a public authority	yes	permitted	full planning permission	29/09/2015	<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=NP0504GG06800">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=NP0504GG06800</a>	9	Residential development of nine dwellings comprising 1no one bed flat, 4no two bed houses, 4no three bed houses, parking, access drive and associated site works	

BLR1830	Furthermoor Farm 11 New River Bank Littleport Ely Cambridgeshire CB7 4TA	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_18_30.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_18_30.pdf</a>	557937.941720942	287366.347846165	0.2875	not owned by a public authority	yes	permitted	full planning permission	30/04/2018	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QCDJHFGGM9P00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QCDJHFGGM9P00</a>	1	Construction of a new dwelling with annex and car port and demolition of existing dwelling
BLR2301	Land To Rear Of 7 & 7A Townsend, Soham, Cambridgeshire, CB7 5DB	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2301.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR2301.jpg</a>	559009.518	274237.352	0.53	not owned by a public authority	yes	not permitted			<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=MC59KNGG07G00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=MC59KNGG07G00</a>	17	The submitted Local Plan identifies the site for housing development
BLR2302	90 Paddock Street, Soham, Ely Cambridgeshire CB7 5JA	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2302.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR2302.jpg</a>	559517.898	273059.236	0.18	not owned by a public authority	yes	permitted	full planning permission	23/12/2015	<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OSCSVVGG0CS00">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OSCSVVGG0CS00</a>	9	Erection of 10 dwellings following the demolition of 90 Paddock Street. Creation of new vehicular access. Alterations and extensions to front boundary wall.
BLR2303	Eastern Gateway, East Fen Common, Soham, Ely CB7 5JJ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2303.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR2303.jpg</a>	560308.912	273432.76	1.33	not owned by a public authority	yes	not permitted			<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OSCSVVGG0CS00">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OSCSVVGG0CS00</a>	41	The site forms part of a larger strategic site, allocated by the Local Plan for mixed-use development. The site boundary includes only the area considered to be brownfield land.
BLR2304	Station Rd, Soham, Ely CB7 5DZ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2304.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR2304.jpg</a>	558764.437	273382.213	4.11	not owned by a public authority	yes	not permitted				90	The site is allocated by the Local Plan for mixed-use development.
BLR2341	Lloyds TSB Bank Plc 8 Churchgate Street Soham Ely Cambridgeshire CB7 5DR	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_23_41.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_23_41.pdf</a>	559359.448866694	273241.13179503	0.037	not owned by a public authority	yes	permitted	full planning permission	14/05/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q43TELGGGF300">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q43TELGGGF300</a>	5	Change of use from A2 Professional Services to C3 Dwellinghouse to the ground floor including removal of rear fire escape staircase, demolition of rear prefabricated shed building, the part demolition and the relocation of existing boundary wall. Proposed 5x apartments
BLR2501	Former Haulage Yard Newmarket Road Stretham Cambridgeshire	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2501.jpg">https://www.eastcambs.gov.uk/sites/default/files/BLR2501.jpg</a>	551626.484	274271.222	0.51	not owned by a public authority	yes	permitted	full planning permission	18/04/2018	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OIWI85GGMXX00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OIWI85GGMXX00</a>	9	Proposed redevelopment of transport depot including construction of 4no. three bedroom, two storey and 5no. four bedroom, two storey dwellings and highway improvements
BLR2701	Hillside Mill, Quarry Ln, Swaffham Bulbeck, Cambridge CB25 0LU	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2701.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2701.pdf</a>	555920.947	262416.486	0.52	not owned by a public authority	yes	permitted	full planning permission	18/01/2018	<a href="http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OSVGX6GGMEY00">http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=OSVGX6GGMEY00</a>	12	Construction of 19 dwellings with associated parking and amenity space and retention of existing offices on site. Site boundary relates only to part of site considered brownfield.



BLR0510	Stanford Park Weirs Drove Burwell Cambridge CB25 0BP	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR0510%20-%20Stanford%20Park%2C%20Weir%20Drove.%20Burwell.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR0510%20-%20Stanford%20Park%2C%20Weir%20Drove.%20Burwell.pdf</a>	557875.231853187	266547.172183392	4.7069	not owned by a public authority	yes	permitted		01/07/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PEMM4XGG00Q00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PEMM4XGG00Q00</a>	91	Reserved matters for change of use of existing caravan touring park site for the siting of up to a maximum of 91 mobile homes with new access to include communal open space, resident meeting hall, park office and associated park infrastructure pursuant to outline planning permission 16/00686/OUM
BLR2509	Meadow Farm, Fieldside, Stretham, ELY, CB6 3LT	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2509%20-%20Meadow%20Farm%2C%20Fieldside%2C%20Stretham.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2509%20-%20Meadow%20Farm%2C%20Fieldside%2C%20Stretham.pdf</a>	551051.64895116	274084.916144278	0.9262	not owned by a public authority	yes	permitted	full planning permission	27/02/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OHIB97GGM2D00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OHIB97GGM2D00</a>	4	Proposed replacement dwelling, four detached bungalows, a new shared surface private drive and associated landscaping including demolition of the existing dwelling, garage and outbuilding
BLR3209	87, Stretham Road, Wilburton, ELY, CB6 3RY	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR3209%20-%2087%20Stretham%20Road%2C%20Wilburton.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR3209%20-%2087%20Stretham%20Road%2C%20Wilburton.pdf</a>	549470.686408724	274932.690419469	1.1509	not owned by a public authority	yes	permitted	full planning permission	15/11/2016	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OA9DKYGG0CF00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OA9DKYGG0CF00</a>	1	Change of use from agricultural to residential
BLR1612	Land North-East of Straight Furlong, Pymore, CB6 2EU	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1612%20-%20Land%20North%20East%20of%20Straight%20Furlong.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR1612%20-%20Land%20North%20East%20of%20Straight%20Furlong.pdf</a>	549815.77631916	286693.551601307		not owned by a public authority	yes	not permitted				10	
BLR1827	Field House 60 Ely Road Littleport Ely Cambridgeshire CB6 1HL	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1827%20-%2060%20Ely%20Road%2C%20Littleport.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR1827%20-%2060%20Ely%20Road%2C%20Littleport.pdf</a>	556221.478241058	285643.53179507	0.6727	not owned by a public authority	yes	permitted	full planning permission	05/10/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QQ70EGGG0D800">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QQ70EGGG0D800</a>	6	Outline Permission for 7 Dwellings (including demolition of No. 60)

BLR0803	Vine Leigh Farm 33 Main Street Wardy Hill CB6 2DF	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR0803%20-%2033%20Main%20Street%20Covey.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR0803%20-%2033%20Main%20Street%20Covey.pdf</a>	547115.918596646	282008.693618075	0.4076	not owned by a public authority	yes	permitted	full planning permission	21/08/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OP08UZGGJL000">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OP08UZGGJL000</a>	4	Construction of 2no. five bedroom, two storey and 2no. four bedroom, two storey, detached dwellings and associated works following demolition of existing building
BLR1904	15 Station Road Lode Cambridge CB25 9HB	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1904%20-%2015%20Station%20Road%2C%20Lode.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR1904%20-%2015%20Station%20Road%2C%20Lode.pdf</a>	553150.921360463	262872.610195584	0.2501	not owned by a public authority	yes	permitted	full planning permission	02/10/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OQEURVGGKMG00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OQEURVGGKMG00</a>	1	Demolition of two bungalows and replacement with three houses, with additional house on adjacent garden land
BLR1036	Alexander House 38 Forehill Ely Cambridgeshire	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR1036%20-%2038%20Forehill%2C%20Ely.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR1036%20-%2038%20Forehill%2C%20Ely.pdf</a>	554406.910815617	280177.825034595	0.1454		yes	permitted	full planning permission	31/05/2018	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P72ILDGG0CS00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=P72ILDGG0CS00</a>	20	Change of use from office to 20 one and two bed apartments..
BLR2305	Milbrook House 50 Lode Close Soham Ely Cambridgeshire CB7 5WN	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2305%20-%2050%20Lode%20Close%2C%20Soham.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2305%20-%2050%20Lode%20Close%2C%20Soham.pdf</a>	559137.333387289	272947.688709848	0.00		yes	permitted	full planning permission	18/01/2019	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PC6077GGK8V00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PC6077GGK8V00</a>	4	Change of use from an existing 3rd floor offices and function room to 4 no. new 1 bed flats, new dormer windows to be formed and existing kitchen flue to be re-routed.
BLR0401	Poole Farm Cottage Westley Waterless Newmarket Suffolk CB8 0RQ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR401-Poole%20Farm%20Cottage%20Westley%20Waterless%20Newmarket.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR401-Poole%20Farm%20Cottage%20Westley%20Waterless%20Newmarket.pdf</a>	562179.874632408	256187.928643064	0.2824	not owned by a public authority	yes	permitted	full planning permission	24/03/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PUBA8EGGHET00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PUBA8EGGHET00</a>	3	The demolition of the existing bungalow and the erection of 4 dwellings

BLR2001	Site East Of Grove House, 15, Bridge Road, Mepal, Cambridgeshire CB6 2AR	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2001-%2015%20Bridge%20Road%20Mepal.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2001-%2015%20Bridge%20Road%20Mepal.pdf</a>		0.268	not owned by a public authority	yes	permitted	full planning permission	26/02/2016	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?keyVal=NZGCORGG06800&amp;activeTab=summary">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?keyVal=NZGCORGG06800&amp;activeTab=summary</a>	1	Change of use of former agricultural Barn to dwelling
BLR2002	The Old Granary Site Whitegate Farm Witcham Road Mepal Ely Cambridgeshire CB6 2AF	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2002-%20The%20old%20Granary%20Witcham%20Rd%20Mepal.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2002-%20The%20old%20Granary%20Witcham%20Rd%20Mepal.pdf</a>		0.3466	not owned by a public authority	yes	permitted	outline planning permission	04/03/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?keyVal=Q1J7ZWGGMFS00&amp;activeTab=summary">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?keyVal=Q1J7ZWGGMFS00&amp;activeTab=summary</a>	4	Demolition of existing structures and erection of up to four dwellings
BLR2306	20 The Cotes Soham Ely Cambridgeshire CB7 5EP	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2306-%20The%20Cotes%20Soham%20Ely.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2306-%20The%20Cotes%20Soham%20Ely.pdf</a>		0.7959	not owned by a public authority	yes	permitted	full planning permission	03/10/2017	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OV170DGGGAK00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=OV170DGGGAK00</a>	1	Demolition of existing house and erection of a larger dwelling
BLR2307	5A White Hart Lane Soham Ely Cambridgeshire CB7 5JQ	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2307-%205A%20White%20Hart%20Lane%20Soham.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2307-%205A%20White%20Hart%20Lane%20Soham.pdf</a>		0.1456	not owned by a public authority	yes	permitted	full planning permission	13/06/2019	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PLDLVOGG0CU00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=PLDLVOGG0CU00</a>	7	Demolition of existing bungalow and creation of 7 properties.
BLR2510	Land Formerly 21 Newmarket Road Stretham Cambridgeshire CB6 3JF	<a href="https://www.eastcambs.gov.uk/sites/default/files/BLR2510-21%20Newmarket%20Road%20Stretham.pdf">https://www.eastcambs.gov.uk/sites/default/files/BLR2510-21%20Newmarket%20Road%20Stretham.pdf</a>		0.9204	not owned by a public authority	yes	permitted	full planning permission	10/11/2016	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=NT2PP8GGKUR00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=NT2PP8GGKUR00</a>	13	Proposed erection of 25 residential dwellings
BLR3120	Dimmocks Cote 46 Stretham Road Wicken Ely Cambridgeshire CB7 5XL	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_31-20.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_31-20.pdf</a>	553709 272446	1.3832	not owned by a public authority	yes	permitted	full planning permission	28/10/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QC2RJUGGM2L00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QC2RJUGGM2L00</a>	6	Demolition of existing agricultural buildings and development of 6 dwellings

BLR3121	Land Adjacent To 14 Church Road Wicken Cambridgeshire	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_31-21.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_31-21.pdf</a>	557382	270558	0.5601	not owned by a public authority	yes	permitted	full planning permission	05/02/2021	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QINUKRGGJ0S00">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QINUKRGGJ0S00</a>	6	Reserved matters of Access, Appearance, Landscaping, Layout & Scale of planning application 17/01945/OUT for residential development for 6no. new dwellings
BLR3210	Land South West Of 21 Twentypence Road Wilburton Cambridgeshire	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_32_10.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_32_10.pdf</a>	548316	274490	0.3885	not owned by a public authority	yes	permitted	full planning permission	01/04/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q4RTWIGGGW500">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q4RTWIGGGW500</a>	1	Erection of one dwelling with detached garage, new access, installation of solar panels and associated works.
BLR3501	Saxon Hall 11 The Street Saxon Street Newmarket Suffolk CB8 9SX	<a href="https://www.eastcambs.gov.uk/sites/default/files/Site_35_01.pdf">https://www.eastcambs.gov.uk/sites/default/files/Site_35_01.pdf</a>	567599	260126	0.2595	not owned by a public authority	yes	permitted		10/06/2020	<a href="https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q7A7BOGG0D800">https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=Q7A7BOGG0D800</a>	2	Conversion of two existing barns into two residential dwellings

# East Cambridgeshire Brownfield Land Register

## Part 2

### Introduction

No sites are presently listed on 'Part 2' of the East Cambridgeshire Brownfield Land Register.