



East Cambridgeshire
District Council

East Cambridgeshire Authority's Monitoring Report (AMR) 2020-21

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<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>
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1.0 Introduction

- 1.1 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 The main planning policy document for East Cambridgeshire is the Local Plan which was adopted in April 2015. This includes a vision for growth, strategic policies, identifies sites for development and the delivery of infrastructure. The Local Plan covers the period 2011 to 2031.
- 1.3 The AMR provides information on a range of development related statistical matters, progress on the implementation of planning policy documents and monitoring of the implementation of planning policy. This AMR covers the reporting year from 1 April 2020 – 31 March 2021. It has been prepared in accordance with the requirements set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Localism Act (2011) removed the requirement for Councils to produce an annual monitoring report for Government, whilst retaining the overall duty to monitor. Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a minimum set of issues upon which to report matters.
- 1.5 The source of the information used in this report is from East Cambridgeshire District Council or the Cambridgeshire County Council Business Intelligence (Research) Team unless otherwise stated.

Period Covered

- 1.6 This AMR covers the period **1 April 2020 to 31 March 2021**.

Key findings of the 2020-21 Monitoring Report

- 1.7 The following summarises the key findings of this AMR:
 - The 2015 Local Plan remains the main policy document for decision making during the monitoring period (plus Neighbourhood Plans, where they apply), and CIL continued to be operated.
 - The Local Plan adopted in April 2015 continues to provide planning policy for decision making.
 - 405 dwellings (net, and allowing for C2 equivalent dwellings) were completed in 2020/21 in East Cambridgeshire and this represents a slight decrease from the previous year completions (2019/20). Before this, there were five years in a row that saw an increase in housing completions. Covid related issues were likely the reason for the slight decrease in the year.
 - 57 affordable dwellings were completed in this monitoring year.

Location

- 1.8 East Cambridgeshire is a predominantly rural district located to the north-east of Cambridge. The district covers an area of 65,172 ha, and has a population of 88,060 (mid-2018 estimates, Cambridgeshire County Council (CCC)). The district contains the city of Ely, two market towns, and 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.

Figure 1 – The District of East Cambridgeshire



Source: East Cambridgeshire Local Plan

Detailed Spatial Portrait of East Cambridgeshire

- 1.9 The northern part of the district is characterised by low-lying intensively farmed fenland – with many settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, with much of the land at or below sea-level. The area contains the cathedral city of Ely, the market towns of Soham and Littleport and a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower and deprivation is more marked. Although the northern part is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing. The area has also been a focus for most of

the housing growth in the district over the last 20 years, with large new estates built in the market towns. The main service and commercial centre is Ely (population 20,720), whilst Soham (population 12,440) and Littleport (population 9,400) both serve more local catchments and have lower scales of commercial and retail provision.

- 1.10 The nearby city of Cambridge (population 136,850) exerts a significant influence over the whole district as a major economic, social and cultural centre. The success of the Cambridge economy has caused the district to experience considerable recent pressure for housing growth. However, the pace of economic growth has not matched that of housing growth which has meant a significant recent increase in the level of out-commuting, and the associated problems of congestion and pollution. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 1.11 Unemployment in the district remains low by regional and national standards. Important sectors include business services, manufacturing, wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport, Sutton and close to the A14 at Snailwell.
- 1.12 The district contains a number of sites of particular importance for biodiversity, including four internationally important wildlife sites at the Ouse Washes, Wicken Fen, Devil's Dyke and Chippenham Fen. There are also 20 Sites of Special Scientific Importance and 81 County Wildlife Sites – as well as areas identified as important for wildlife in the Cambridgeshire Biodiversity Action Plan. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the Fenland Rivers and waterways.

Population

1.13 The table below sets out district and county wide information on population

Table 1: - Cambridgeshire and Districts population estimates by districts mid 2011 to mid 2018 by Local Authority Area

	Mid-2011 estimate	Mid-2016 estimate	Mid-2017 estimate	Mid-2018 estimate	% Change mid-2011 to mid-2018
Cambridge	124,350	134,080	134,880	136,850	10.05%
East Cambridgeshire	84,100	86,580	87,420	88,060	4.71%
Fenland	95,870	99,200	100,430	101,260	5.62%
Huntingdonshire	170,470	176,590	178,050	178,970	4.99%
South Cambridgeshire	149,390	155,660	156,680	157,470	5.41%
Cambridgeshire	624,180	652,110	657,460	662,610	6.16%

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2018 population estimates

2.0 Authority's Monitoring Report and the Local Planning Regulations 2012

Regulation 34(1) – Local Plans and Supplementary Planning Documents (SPD)

34. (1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) in relation to each of those documents—

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;

(ii) the stage the document has reached in its preparation; and

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i), the reasons for this; and

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

2.1 A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. During the reporting period of this AMR, there were two LDSs in force. For the first half of the monitoring year, the LDS in force was adopted in 2019, and for the second half of the monitoring year a new LDS was adopted in October 2020. The latter is referenced below, and monitored against.

October 2020 LDS

2.2 The East Cambridgeshire LDS sets out the timetable for East Cambridgeshire for the period 2020 to 2023. It explains when the Council intends to reach key stages in the preparation of an update to the Local Plan.

2.3 Single Issue Local Plan Review

The Council is undertaking a Single Issue Review of the East Cambridgeshire Local Plan 2015. The need to review the Local Plan was triggered by a number of factors including:

- the need to re-examine the appropriate level of housing growth, to ensure there is sufficient housing land supply;
- to ensure the Local Plan remains up to date.

The review is known as a 'Single Issue Review' because it focusses on one primary aspect of the Local Plan only. For the avoidance of doubt, the vast majority of the Local Plan 2015 will not be amended.

2.4 The Council carried out consultation on a very limited partial update of its 2015 East Cambridgeshire Local Plan. One area that has been identified as needing update, namely Policy GROWTH1 which uses an out of date housing requirement figure. The consultation period began at the very end of the monitoring year, on 26 March 2021, and ended post the monitoring year (7 May 2021).

LDS 2020		Sustainability Scoping Report Consultation	Early Consultations	Proposed Submission Consultation	Submission to S of S	Hearing	Adoption
"East Cambridgeshire Local Plan"	East Cambridgeshire Local Plan						Adopted April 2015
	Local Plan Review LDS (2020) target timetable	December 2020`	March - April 2021; and Jan-February 2022	July- August 2022	November 2022	November 22 - August 2023	October 2023
	Emerging Local Plan Actual timetable	December 2020	March – May 2021	TBC* *To be confirmed	TBC	TBC	TBC

2.5 To meet regulation 34(1)(b)(iii), it is confirmed there are no documents behind the timetable in the LDS 2020. To meet regulation 34(1)(c), no document specified in the 2020 LDS was adopted in the period April 2020 and March 2021. The Local Plan (adopted in 2015) continues to be used in the planning decision making process.

2.6 It is also confirmed that the LDS (2020) did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced.

2.7 Listed below are the extant SPDs, as at the end of the Monitoring period (March 2021).

- Developer Contributions SPD
- Community-Led Development SPD
- Contaminated Land SPD
- County Wildlife Sites SPD
- Design Guide SPD
- Renewable Energy (Commercial Scale) SPD
- Shop Fronts Design Guide SPD
- Cambridgeshire Flood and Water Supplementary Planning Document (SPD)
- Custom and Self- Build Housing SPD
- Natural Environment SPD
- Climate Change SPD

2.9 An up to date status of SPDs can be found on our website. (<https://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>). Currently, there are no new SPDs being prepared.

Regulation 34(2) Non-Implementation of a Policy

34. (2) Where a local planning authority is/are not implementing a policy specified in a local plan, the local planning authority’s monitoring report must—

(a) identify that policy; and

(b) include a statement of—

(i) the reasons why the local planning authority is not implementing the policy; and

(ii) the steps (if any) that the local planning authority intends to take to secure that the policy is implemented.

2.10 To meet Regulation 34(2), it is confirmed that all policies of the adopted East Cambridgeshire Local Plan (2015) are/will be implemented.

Dwelling completions in East Cambridgeshire

Regulation 34(3) – Net additional dwellings

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

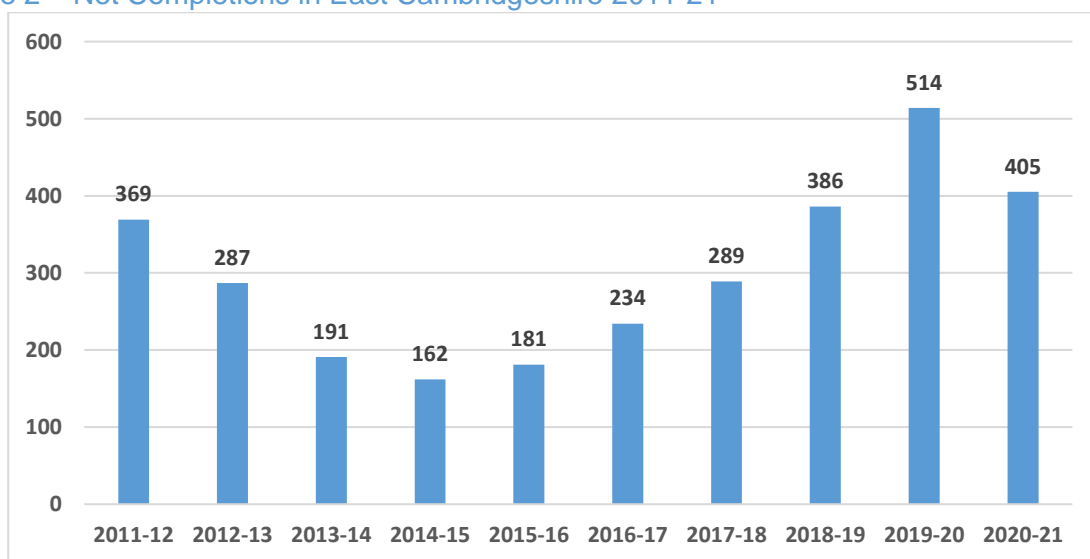
(b) since the policy was first published, adopted or approved.

2.11 The delivery of new dwellings is a key focus for the Council. For the reporting period April 2020-March 2021, the adopted Local Plan (2015) is the most recent plan which specifies housing requirements. The Local Plan sets a target for 11,500 dwellings to be delivered within East Cambridgeshire between 2011 and 2031 (or 575 dwellings per annum). Table 2 shows the progress in this regard. There were 10 losses (eg demolition) in 2020/21, and these have been deducted. In line with Government guidance, an allowance for older people's accommodation is now included in the housing completion figure from 2018/19 onwards. There were no completions of older people's C2 dwellings in the 20/21 reporting year.

Table 2 – East Cambridgeshire Net Housing Completions

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Completions (net) (includes C2 equivalent from 2018/19)	369	287	191	162	181	234	289	386	514	405
Cumulative	369	656	847	1009	1190	1424	1713	2099	2613	3018
Average (last 10 years)	302									

Figure 2 – Net Completions in East Cambridgeshire 2011-21



2.12 For information purposes, the total **gross** completions (e.g. it makes no allowance for demolitions or replacement dwellings, plus excludes C2 equivalent) were as follows:

Table 3 – Gross Housing Completions in East Cambridgeshire (excluding C2 equivalent)

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Completions	394	307	208	181	203	246	300	381	491	415
Cumulative	394	701	909	1090	1293	1539	1839	2220	2711	3126

2.13 Table 4 below demonstrates that 148 net dwellings, or around 37% of total completions in 20/21, have come forward in three market towns (Ely, Soham and Littleport). This is in line with the Local Plan policies which direct growth to these market towns. However, several of the larger villages also made significant contributions in the monitoring year.

Table 4 – Net Dwelling Completions by Parish (including C2 equivalent)

Parish	Dwellings		
	Gains	Losses	Net Total
Bottisham CP	10	0	10
Burwell CP	8	0	8
Cheveley CP	1	0	1
Chippenham CP	1	0	1
Coveney CP	1	0	1
Dullingham CP	4	0	4
Ely CP	66	2	64
Fordham CP	50	0	50
Haddenham CP	23	1	22
Isleham CP	31	0	31
Kirtling CP	3	1	2
Little Downham CP	5	0	5
Little Thetford CP	8	0	8
Littleport CP	71	1	70
Lode CP	1	0	1
Mepal CP	8	0	8
Soham CP	15	1	14
Stetchworth CP	2	1	1
Stretham CP	17	0	17
Sutton CP	35	0	35
Swaffham Prior CP	3	1	2
Wentworth CP	2	1	1
Wicken CP	2	0	2
Wilburton CP	6	0	6
Witcham CP	2	0	2
Witchford CP	39	1	38
Woodditton CP	1	0	1
Total	415	10	405

Gypsy and Traveller pitches

- 2.14 This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “*area of land earmarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.*” (Core Output Indicators - Update 2/2008).
- 2.15 Table 5 details the net total number of pitches that have been completed in each monitoring period since 2011. For a pitch to be considered completed it must be available for use. For the 2020/21 monitoring period there were no additional pitches completed in East Cambridgeshire district.

Table 5 – Additional Pitches: Gypsies, Travellers and Travelling Showpeople (Net)

Additional pitches for Gypsies, Travellers and Travelling Showpeople (Net)										
2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
0	9	0	12	6	1	0	0	0	0	28

Affordable housing completions (Gross)

- 2.16 Table 6 sets out affordable housing completions over the past 10 years.
- 2.17 Affordable housing is monitored as gross completions. Between 1 April 2020 and 31 March 2021, there were 57 affordable dwelling completions which represent approximately 13.7% of gross dwelling completions in that year.

Table 6 – Affordable Housing Completions (Gross)

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
Total Gross Completions (All Homes) (excludes C2 equivalent)	394	307	208	181	203	246	300	381	491	415	3,126
Affordable (Gross)	82	14	24	19	54	11	88	63	67	57	479
Percentage Affordable	20.8%	4.6%	11.5%	10.5%	26.6%	4.5%	29.3%	16.5%	13.6%	13.7%	15.3%

Housing densities

- 2.18 Table 7 below shows that the average density of development has been quite consistent over the last eight years. It has generally been relatively low in recent years compared with the past, possibly due to government’s removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. However, in the last two years, density was significantly lower than previous 8 years. There was a slight increase in average density of completed dwellings in the current monitoring year.

Table 7 – Density of Completed Dwellings

Average Density of Completed Dwellings in East Cambridgeshire (Dwellings per Hectare)	
2011-12	44.3
2012-13	33.9
2013-14	39.4
2014-15	33.0
2015-16	36.4
2016-17	29.1
2017-18	30.1
2018-19	37.9
2019-20	21.6
2020-21	23.6
Average (last 10 years)	32.9

Dwelling Size

- 2.19 As illustrated in table 8 Dwelling Sizes, in the 2020/21 monitoring year approximately 64% of total dwelling completions (gross) were of 3 or 4+ Beds. The demand for larger properties in the district continues as reflected in the completions of 4+ Beds dwellings. This is the second in which more 4+ bedroom dwellings have been completed than any other bedroom sized dwellings.

Table 8 - Dwelling Sizes (based on gross completions)

	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	Total	% Total
1 Bed	35	14	10	32	22	12	17	68	32	31	273	8.73%
2 Beds	131	98	42	36	68	51	99	111	97	72	805	25.75%
3 Beds	123	105	86	48	43	81	98	120	170	130	1,004	32.11%
4+ Beds	101	82	70	56	63	101	86	82	182	182	1,005	32.15%
Unknown n Beds	4	8	0	9	7	1	0	0	10	0	39	1.25%
Total	394	307	208	181	203	246	300	381*	491*	415*	3,126*	100%
*excludes C2 dwelling equivalents												

Housing Land Supply in East Cambridgeshire

- 2.20 The Council publishes a separate report entitled East Cambridgeshire's Five-Year Housing Land Supply Report showing how East Cambridgeshire is able or not able to meet its five year land supply requirements. The latest report is made available on our website and this shows the authority's current position regarding the five year land supply.
<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>

Self-Build Housing in East Cambridgeshire

- 2.21 Whilst Self Build Housing is not strictly required to be reported on in the AMR, it is considered helpful to do so. The Self-build and Custom Housebuilding (S&CH) Act 2015 (as amended) obliges a local authority to maintain a list of people and groups interested in building their own homes, on a 'register'. The Government has issued Regulations to assist in implementing the Act.
- 2.22 As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all of the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to *'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area'¹* (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period. If the register is not split into a Part 1 and Part 2 by a local authority, then all on the register are assumed to be qualifying as if within a Part 1.
- 2.23 There is a different time frame for monitoring self-build data compared with most other data recorded in this AMR. A 'self-build monitoring year' ends on 30 October each year, and the new year commences on 31 October (these dates being prescribed in legislation). On 31st October 2017, the Councils were allowed to charge a fee for entering names on to the 'register' and this has likely been the cause of a reduced number on the register, possibly because people will no longer put their name on several registers (i.e. several local authorities) and pay a fee each time. The data collected that corresponds to this AMR period (1 April 2020 to 31 March 2021) includes

¹ see the S&CH Act, as amended by the Housing and Planning Act, section 2(A)(2)

the self-build monitoring year 31 October 2018 to 30 October 2020. At the end of that monitoring period, the following statistics applied:

Table 9 - Self-Build Register table

Base Period	Number On Part 1 at end of base period	Number On Part 2 at end of base period
31 Oct 2015 – 30 Oct 2016	60	0
31 Oct 2016 – 30 Oct 2017	90	0
31 Oct 2017 – 30 Oct 2018	8	1
31 Oct 2018 – 30 Oct 2019	3	1
31 Oct 2019 – 30 Oct 2020	7	2

Table 10- Self-Build Permissions table

3 year period	Permissions Required (doesn't apply to anyone on Part 2)	Permissions Granted to date in period			Requirement met?
			Date approved	Plots	
31 Oct 2016 – 30 Oct 2019 (i.e. for base period 31 Oct 2015 – 30 Oct 2016)	60	15/01491/FUM - Land West Of The Cherry Tree Public House Cherrytree Lane Soham Cambridgeshire: -;	25 January 2017	6 plots	The requirement was 60, but 59 plots were granted consent, just under the requirement.
		16/01551/OUM - Fordham Technology Centre 5 Station Road Fordham Ely Cambridgeshire CB7 5LW	3 July 2017	5 plots	
		17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	8 plots	
		16/01662/OUM - Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire: -	19 September 2018	5 plots	
		18/00840/OUT - College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG: -	25 September 2018	6 plots	
		18/00363/OUM – Land Accessed Between 2 And 4 Fordham Road Isleham	8 January 2019	6 plots	
		18/00820/OUM – South of A142 Common Road Witchford	2 May 2019	5 plots	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	10 Plots	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	2 Plots	
		18/00393/OUM – Land South of Chamberlain Fields Littleport	30 October 2019	6 plots	
		TOTAL: -		59 plots	

31 Oct 2017 – 30 Oct 2020	90	17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	8 plots	The requirement was 90, but 75 plots were granted consent, slightly under requirement.
		16/01662/OUM - Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire: -	19 September 2018	5 plots	
		18/00840/OUT - College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG: -	25 September 2018	6 plots	
		18/00363/OUM – Land Accessed Between 2 And 4 Fordham Road Isleham	8 January 2019	6 plots	
		18/00820/OUM – South of A142 Common Road Witchford	2 May 2019	5 plots	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	10 Plots	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	2 Plots	

		18/00393/OUM – Land South of Chamberlain Fields Littleport	30 October 2019	6 plots	
		19/01612/OUT – Land south of 8 Millfiled Lane, Wilburton	15 November 2019	1 Plot	
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	1 Plot	
		18/00752/ESO - Sustainable 'Garden Village' extension to Kennett	15 April 2020	25 Plots	
		Total: -		75 plots	

31 Oct 2018 – 30 Oct 2021	8	18/00363/OUM – Land Accessed Between 2 And 4 Fordham Road Isleham	8 January 2019	6 plots	YES – the requirement was 8, but already (by 31 March 2021) 62 plots have been granted consent in the period 2018-21, exceeding the target
		18/00820/OUM – South of A142 Common Road Witchford	2 May 2019	5 plots	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	10 Plots	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	2 Plots	
		18/00393/OUM – Land South of Chamberlain Fields Littleport	30 October 2019	6 plots	
		19/01612/OUT – Land south of 8 Millfiled Lane, Wilburton	15 November 2019	1 Plot	
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	1 Plot	
		18/00752/ESO - Sustainable 'Garden Village' extension to Kennett	15 April 2020	25 Plots	
		20/01665/RMA - 34 Morello Chase, Soham	5 February 2021	6 Plots	
		[additional sites to be added for period 1 April 2021 – 30 October 2021]		TBC	
		Provisional total (as at 31 March 2021):		62 Plots	

31 Oct 2019 – 30 Oct 2022	3	19/01612/OUT – Land south of 8 Millfiled Lane, Wilburton	15 November 2019	1 Plot	YES – the requirement was 3, but already (by 31 March 2021) 33 plots have been granted consent in the period 2019-22, exceeding the target with 18 months of the period remaining
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	1 Plot	
		18/00752/ESO - Sustainable 'Garden Village' extension to Kennett	15 April 2020	25 Plots	
		20/01665/RMA - 34 Morello Chase, Soham	5 February 2021	6 Plots	
		[additional sites to be added for period 1 April 2021 – 30 October 2022]		TBC	
		Provisional total (as at 31 March 2021):		33 plots	

31 Oct 2020 – 30 Oct 2023	7	20/01665/RMA - 34 Morello Chase, Soham	5 February 2021	6 Plots	To be confirmed post 30 Oct 2023, but already 6 out of 7 achieved, with 2.5 years of monitoring to go
		[additional sites to be added for period 1 April 2021 – 30 October 2023]		TBC	
		Provisional total (as at 31 March 2021)		6 plots	

2.24 It should also be noted that an exemption from the CIL is available to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor ('self-build exemption'). Individuals benefiting from the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed. Table below shows how many CIL exemptions were claimed in ECDC in last three years. Further information on CIL matters are included later in this document.

	2017-2018	2018-2019	2019-20	2020-21	Total
Total Gross Completions (All Homes) (excludes C2)	300	381	491	415	1,587
Self-Build CIL Exemptions	93	78	94	58	323
Percentage Self-Build Exemptions	31.0%	20.5%	19.1%	13.9%	20.4%

Neighbourhood Planning

Regulation 34(4) – Neighbourhood Planning

34. (4) Where a local planning authority has/have made a neighbourhood development order or a neighbourhood development plan; the local planning authority's monitoring report must contain details of these documents.

- 2.25 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2020/21, one neighbourhood plan was made ('adopted'), namely the Witchford Neighbourhood Plan on 21st May 2020. It will now form part of East Cambridgeshire's Development Plan and will be used by the Council in taking planning decisions in Witchford. No other Neighbourhood Plans were progressed to the final 'made' stage in the monitoring period, though a number of locations were actively working on emerging plans.
- 2.26 Latest information on neighbourhood planning in East Cambridgeshire can be found on the website via the link. <https://www.eastcambs.gov.uk/local-development-framework/neighbourhood-planning>

Community Infrastructure Levy Report

Regulation 34(5) - Community Infrastructure Levy (CIL)

34. (5) Where a local planning authority has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

2.27 East Cambridgeshire District Council adopted a CIL Charging Schedule (see below) on 10 December 2012. <https://www.eastcamb.gov.uk/planning/community-infrastructure-levy>

Development Type	CIL rate per square metre
Residential Zone A – Littleport and Soham	£40
Residential Zone B - Ely	£70
Residential Zone C – Rest of District	£90
Retail development(1) (A1/A2/A3/A4/A5) and sui generis uses akin to retail (eg petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

2.28 Regulation 62 of The Community Infrastructure Levy Regulations 2010 requires East Cambridgeshire District Council as a charging authority to prepare a report for the financial year. Section 4 of this regulation outlines information that should be included in the report. The table below provides the information required by the regulation **for 2020/21 financial year** (which aligns with this AMR monitoring period) and in the left hand column reference is made to the CIL Regulations 62 (3) and (4). More details on CIL and how it has been spent can be found on the Council's website.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £11,451,177.12. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £11,434,219.20. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £16,957.92 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £4,848,485.72.
- c) The amount of CIL collected prior to the reported period totals £13,863,402.78. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£13,863,402.78	£0.00
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £10,993,889.36 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£150,000.00
Neighbourhood CIL	£789,035.45
CIL Land Payments	£0.00
Other CIL Cash	£982,937.00
Total Value	£1,921,972.45

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£150,000.00	£150,000.00	£0.00
Neighbourhood CIL	£789,035.45	£789,035.45	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£1,119,697.15	£969,697.15	£150,000.00

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
CIL-District Leisure Centre	31 March 2021	£969,697.15	The Hive

Infrastructure	Date	Amount	Description
Burwell PC Rec Ground Improvement Project	19 May 2020	£13,239.85	*Includes Third Party spending

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
-	0.00	0.00	-

iii) The amount of CIL collected towards administration expenses is £242,424.29.

East Cambridgeshire District Council has set a collection percentage of 2.5%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £150,000.00.

h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
New Littleport Secondary	£484,848.57	£484,848.57	31 March 2021
CIL A142Witchford Road	£150,000.00	£150,000.00	18 June 2020

i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
Ely	06 October 2020	£2,698.40
Fordham	06 October 2020	£193,617.51
Haddenham	06 October 2020	£18,143.45
Isleham	06 October 2020	£42,058.92
Kirtling	06 October 2020	£902.81
Little Thetford	06 October 2020	£1,050.00
Littleport	06 October 2020	£48.20
Mepal	06 October 2020	£5,969.47
Sutton	06 October 2020	£55,341.45
Swaffham Prior	06 October 2020	£5,063.66
Wicken	06 October 2020	£794.30
Witchford	06 October 2020	£26,910.94
Woodditton	06 October 2020	£3,252.85
Bottisham	06 October 2020	£297.95

Zone	Date	Amount Passed
Chippenham	06 October 2020	£17,568.79
Coveney	06 October 2020	£2,941.77
Bottisham	23 June 2020	£564.15
Burwell	23 June 2020	£4,771.87
Dullingham	06 October 2020	£2,361.81
Ely	23 June 2020	£130,944.07
Fordham	23 June 2020	£54,140.55
Haddenham	23 June 2020	£24,812.71
Isleham	23 June 2020	£19,623.76
Kirtling	23 June 2020	£9,305.93
Little Downham	23 June 2020	£1,142.61
Little Thetford	23 June 2020	£6,844.29
Littleport	23 June 2020	£4,093.25
Mepal	23 June 2020	£3,342.01
Soham	23 June 2020	£2,092.28
Stetchworth	23 June 2020	£10,182.15
Stretham	23 June 2020	£9,095.33
Sutton	23 June 2020	£51,382.76
Swaffham Prior	23 June 2020	£1,687.89
Wicken	23 June 2020	£4,857.99
Wilburton	23 June 2020	£3,231.44
Witchford	23 June 2020	£67,898.13

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

Zone	Amount	Date	Re-allocated from
-	0.00	-	-

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
Burwell PC Rec Ground Improvement Project	£13,239.85	19 May 2020	

j) i) The total collected by East Cambridgeshire District Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
-	-	0.00	-

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
-	0.00	-	-

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
-	-	0.00	-

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
-	0.00	-	-

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
-	-

- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
-	-

- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £2,691,644.30.
 ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 February 2013 to the end of the reported year that had not been spent is £4,956,776.90.
 iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

- iv) The amount of CIL collected from 01 February 2013 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

Other Items Reported on in this AMR

- 2.29 This section of the AMR sets out monitoring information on matters which the regulations do not expressly require to be monitored. However, such information is considered useful in decision making and future plan preparation. **Please note that the information in this section is the same as reported on in the 2017/18 AMR, because no monitoring of such data took place during 2020/21.**

Additional employment floor space

- 2.30 This indicator relates to the amount of additional floor space completed within the monitoring period. A piece of secondary legislation groups types of use of premises into classes, so that no planning permission is required if a building is changed from one use to another within the same class. This makes monitoring difficult. Employment Land for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories). Table 11 shows the additional floor space created for employment in East Cambridgeshire over the period 01 April 2011 to 31 March 2018.

Table 11 – Additional Employment Floor Space

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
B1 - Unspecified	186	0	0	0	636	536	0	1,358
B1a - Offices	368	929	1,896	544	5,422	4,442	668	14,269
B1b - Research	0	0	1,020	104	307	0	100	1,531
B1c - Light Industry	1,262	780	2,100	475	763	1,238	388	7,006
B2 - General Industry	0	2,776	1,105	2,643	6,536	891	887	14,887
B8 - Storage and Distribution	3,912	632	3,666	13,310	5,405	16,719	10,398	54,041
Total	5,728	5,117	9,787	17,076	19,069	23,826	12,441	93,042

- 2.31 For the period 2017-18 a total of 12,441 sq m of additional employment floor space was created in East Cambridgeshire. This was lower than previous recent year completions. It is mostly accounted for by completions in B8.

Completed floor space for “town centre uses”

- 2.32 This information relates to the amount of floor space created for “town centre uses”. For the purposes of this indicator, the town centre is defined in policy COM 1 (Location of retail and town centre uses) of the adopted Local Plan 2015. The town centres of Ely, Soham and Littleport (COM 2 – Retail uses in town centres) are targeted for regeneration to create sustainable communities. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Overall, there has been a steady decline in “town centre uses” within town centre areas within East Cambridgeshire. Table 12 illustrates the steady decline in retail floorspace within the area defined as Town Centre.

Table 12 – Floor space completed for “town centre uses” in town centre areas

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
A1 Retail*	-533	0	-264	43	-240	-90	-189	-1273
A2 Professional Services	0	0	0	0	-39	0	0	-39
B1a Offices	-395	0	0	68	-405	0	0	-732
D2 Assembly and Leisure	0	0	0	0	0	0	0	0
Total	-928	0	-264	111	-684	0	-189	-1,954

* A1 figures are for net retail floor space (sales space). Floor space for the rest of the Use Classes is gross

2.33 Below is a brief summary of the changes taking place in each of the market towns.

- **Ely** has seen a net loss of -4,457 sq.m. in town centre activities since 2002. Most of the changes have been in the retail sector with a considerable number of changes of shops to other uses – particularly restaurants, beauty related and A2 office which has resulted in overall net loss in ‘town centre uses’ floorspace.
- Very little activity has taken place in **Littleport** town centre between 2002 and 2018.
- **Soham** has seen a loss of town centre floorspace between 2002 and 2018. There have been a number of small developments in Churchgate and the High Street – changes of use from retail to A2 offices and restaurants/cafes to residential.

2.34 Table 13 shows the total completed floor space for ‘town centre uses’ across the whole district.

Table 13 - Total Completed Floor Space in East Cambridgeshire Area

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
A1 Retail*	4,182	593	1,368	276	212	202	-252	6,581
A2 Financial Services	-103	-142	127	0	17	0	449	348
B1a Offices	-271	-991	797	-341	4,443	4,322	15	7,974
D2 Assembly and Leisure	974	-615	2,362	-593	3,801	3,833	3,967	13,729
Total	4,782	-1,155	4,654	-658	8,473	8,446	4,179	28,721

* A1 figures are for net retail floor space (sales space). Floor space for the rest of the Use Classes is gross

2.35 Tables 12 and 13 demonstrate that while there has been a decrease in floorspace within the ‘town centres’ of market towns of -1,954 sq m between 2011 and 2018, there has been considerable increase in floorspace of ‘town centre uses’ in out of centre locations, of 28,721 sq m over the same period. Of particular note was the completion of a large cinema (D2) and other leisure uses at Ely Leisure Village in 2017 and this trend of increase in leisure uses continues in 2018 with the opening of the Hive leisure centre.

3.0 Environmental Quality

Single Data List Ref:160-00

3.1 County Wildlife Sites and City Wildlife Sites are ‘Local Sites’ as defined by DEFRA. Local Sites have been assessed in terms of their management for the Local nature conservation/biodiversity data requirement on the Single Data List (Ref:160-00). This is the proportion of Local Sites where positive conservation management is being or has been implemented. Local Sites also include Local Geological Sites and there are now two of these in East Cambridgeshire.

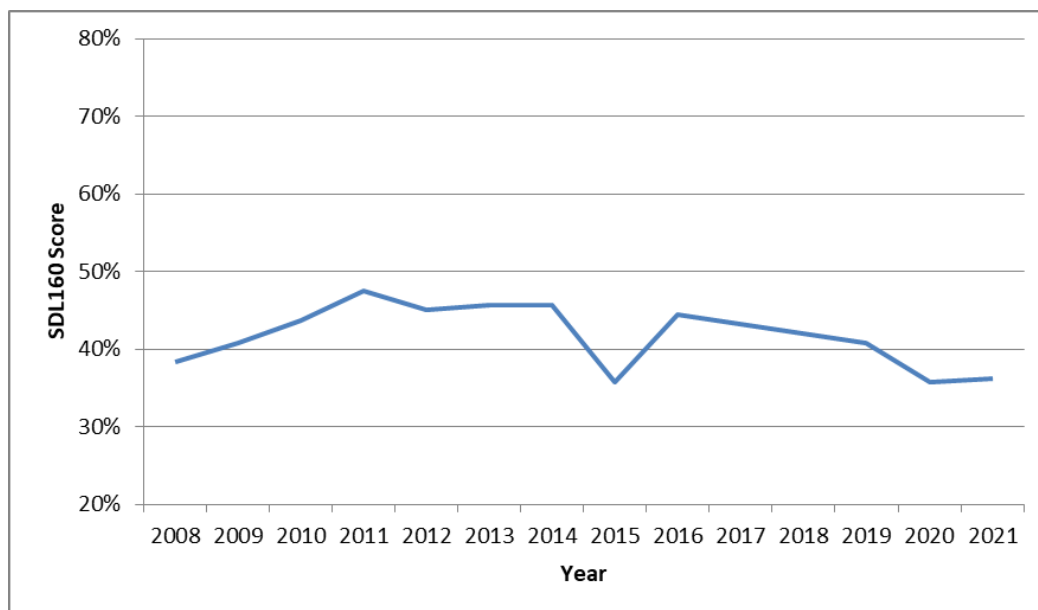
	2020/21	Change 19/20 - 20/21
Total number of Local Sites in East Cambridgeshire used in analysis	83	+2
Number of Local Sites in East Cambridgeshire where positive conservation management is being	30	+1

or has been implemented during the last five years		
% sites where positive conservation management is being or has been implemented during the last five years	36.1%	+0.3%

3.2 There has been no significant change in the percentage of sites deemed to be in positive conservation management in 2020/21. The figures for Cambridgeshire are provided below as a comparison.

	2020/21	Change 19/20 - 20/21
Total number of Local Sites in Cambridgeshire used in analysis	425	+3
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	184	-14
% sites where positive conservation management is being or has been implemented during the last five years	43.3%	-3.6%

3.3 The overall trend in SDL160 score in East Cambridgeshire since the indicator began to be measured in 2008 is shown in the graph below.



SDL160 Score in East Cambridgeshire 2008-2021

Sites affected by development

3.4 A proposed residential dwelling within Mere Side Grasslands CWS resulted in the reduction in the size of the CWS by 0.25ha during 2018/19 as the boundary was amended to exclude the main development area. However, the overall planning application area overlaps with the CWS and works related to the development are likely to have taken place during 2020/21. Implementation of a Biodiversity Management Plan is part of the conditions of the development.

- 3.5 Please note 'Significantly affected' refers to situations where the integrity of site has been impacted to such an extent to compromise the reasons for which the site was designated originally and/or to result in a possible future boundary change. This consultation has been undertaken, if necessary, with relevant individuals representing organisations within the Cambridgeshire and Peterborough County Wildlife Sites Group. This section primarily refers to sites which have been newly affected by development in the monitoring year - on-going development within sites is not always mentioned here. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year.