



East Cambridgeshire
District Council

East Cambridgeshire Local Plan - Single Issue Review (of its 2015 Local Plan)

Stage 1: Second
consultation

Dec 2021-Feb 2022

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Introduction

East Cambridgeshire District Council is undertaking a narrowly focused Single Issue Review (SIR) of its adopted Local Plan. This document outlines the scope of the review, the proposals and how you can be involved in helping us with this SIR.

The purpose of the SIR is to partially replace a very small part of the Local Plan adopted in April 2015. The intention is for the vast majority of the Local Plan (2015) to remain unaltered and remain part of the development plan for East Cambridgeshire.

We consulted earlier in 2021 on our initial proposal. After giving due consideration to the comments made, we have produced this second round consultation document. If you wish to express any views, we would be happy to hear from you.

How to make comments

This is a second opportunity for you to make your comments on the emerging SIR. Please note that we welcome comments, though please be aware that the scope of the proposals outlined is quite narrow and most aspects of the proposals are quite technical in nature.

The consultation document can be viewed at: <http://www.eastcambs.gov.uk/local-development-framework/local-plan-review> .

To respond, you can e-mail us at planningpolicy@eastcambs.gov.uk or post to:

Strategic Planning Team
East Cambridgeshire District Council
The Grange
Ely
Cambridgeshire
CB7 4EE

This is a second consultation, undertaken under Regulation 18 of *The Town and Country Planning (Local Planning) (England) Regulations 2012* (as amended), and will be for 8 weeks. The start date for making comments is 14th December 2021, and the **closing date for all comments is at 23:59 on 7th February 2022**. Any comments received after this date will not be considered. One further round of consultation is anticipated before the Plan proceeds to independent examination by an Inspector.

Please note, your representations must fall within the scope of this consultation. Any representations which fall outside of the scope of the consultation will not be considered. For example, any representations seeking changes to policy wording of a Local Plan 2015 policy not being consulted upon will not likely be considered.

Please note that representations received cannot be treated as confidential. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/postal address and telephone number) or signatures online, however the original representations will be available for public viewing at our offices by prior appointment. Please do not include any telephone numbers or signatures as we do not require this information.

The Council respects your privacy and is committed to protecting your personal data. Further details on the Privacy Notices is available on our website <https://www.eastcambs.gov.uk/notices/privacy-notice>

Further information can be obtained from:

Strategic Planning Team (see address above)

Telephone: 01353 665555

Email: planningpolicy@eastcambs.gov.uk

Policies Map

Any reference to the term Policies Map in this document relates to the adopted Policies Map which was primarily established as part of the adoption of the 2015 Local Plan, but has been amended since by any subsequently made Neighbourhood Plans, and the county-based 2021 Minerals and Waste Local Plan. At this stage no changes are proposed or anticipated to the Policies Map as a result of this SIR.

1. What stage are we at?

- 1.1 This is the second stage (second consultation) in a process of producing a Single Issue Review (SIR) of the Local Plan. This first stage (also sometimes known as a 'Regulation 18' consultation stage) of the Local Plan captured the issues we intended to address and set a steer as to how we propose to tackle those issues. This second stage, which is also a 'Regulation 18' consultation, reflects on the comments made at the first stage, and provides an update as to what the Council intends to progress.
- 1.2 As outlined in the timetable below, the SIR Local Plan process has a number of formal statutory stages which will take place over a few years.

No.	Stage	Description	Dates each stage is proposed to take place
1	Consult on a sustainability appraisal (SA) scoping report	The SA scoping report sets out the sustainability objectives proposed to be used to appraise the economic, social and environmental effects of the emerging Local Plan policies. The SA scoping report is subject to consultation.	December 2020 Completed
2	Public participation (Regulation 18)	Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage may involve one or more public consultation rounds, each for a minimum 6 weeks. We intend two rounds for this Single Issue Review Local Plan.	March-May 2021 Completed December 2021-February 2022 This stage
3	Proposed-Submission Publication (Regulation 19)	The Council publishes the draft Local Plan (parts to be amended) which is followed with a 6-week period when formal representations can be made on the Local Plan (or, in this case, representations can be made in relation to the elements being proposed for change in the Single Issue Review).	July – August 2022
4	Submission (Regulation 22)	The Council submits the Local Plan (parts to be amended) to the Secretary of State together with the representations received at Regulation 19 stage.	November 2022
5	Independent Examination (including likely Hearing sessions) and Inspector's Report	Held by a Planning Inspector into objections raised on the Local Plan. The Inspector's Report will determine whether the Plan is 'sound' or 'not sound'. The Inspector may make recommendations (including recommended modifications) to make the plan 'sound'	From date of Submission to August 2023 (*estimate: dates set by Inspector)
6	Adoption of DPD (Local Plan)	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.	October 2023 (*estimate: date depends on completion of stage 5)

2 Why is this Single Issue Review (SIR) needed?

- 2.1 The Council's current Local Plan remains its 2015 version, adopted in April 2015¹.
- 2.2 Being greater than five years old, it was necessary (by law) to regularly review its content to determine how 'up to date' it is. The Council undertook, and published, a second formal Review in April 2020². That Review, in summary, concluded that the:

"...Local Plan 2015 does require to be revised, but only partially and only in respect of its strategic housing policies. Of those policies, Policy GROWTH1 needs to be revised, because it has an out of date housing requirement. Other strategic housing policies may also be updated during the course of updating GROWTH1, should that be necessary.

The rest of the Local Plan is considered to not, at the present time, be in need of updating, therefore a full update of the Local Plan is not considered necessary.

However, whilst only one policy has been identified in need of updating, this does not prevent the Council from commencing preparation of a new Local Plan, in whole or part, on matters as it sees fit."

- 2.3 The Council has considered three subsequent options to address the above conclusions. The options were as follows:

Option 1: Do as the Review in April 2020 concluded, and limit any update of the Local Plan to the matters identified in the Review, namely GROWTH1 and its housing requirement, and possibly, consequentially, other policies if strictly necessary; or

Option 2: Go beyond what the Review in April 2020 concluded, and do a more comprehensive or full new Local Plan; or

Option 3: Do nothing at present, and await further progression of Government's Planning White Paper to see whether to progress Option 1, Option 2 or, instead, simply wait for the new planning system to commence (under the provisions of what the Planning White Paper proposes) and start a new Local Plan on that basis.

- 2.4 Option 1 was selected by the Council as the way forward. For the avoidance of doubt, we are not seeking any representations as to whether the Council was correct to proceed on the basis of Option 1.

3 The Proposed Changes

- 3.1 The Council proposed at the first consultation round to undertake the following six 'Proposals' as part of the SIR. Your views on these (which are available in a separate Consultation Report) have been carefully considered. Other than some minor adjustments, the Council has decided to maintain the 6 Proposals.

Proposal 1 – Scope of Changes

- 3.2 The Council intends, in line with its April 2020 formal review of its Local Plan referred to above, to focus the changes arising from the SIR to section 3.2 (Level of Growth) and 3.5 (Delivery of Growth) of the 2015 Local Plan, and specifically:

- Paragraphs 3.2.3 – 3.2.5, under the sub-heading 'Level of housing growth';
- Policy Growth 1, but limited to the first bullet point of Growth 1 only (which relates to the housing requirement for the district); and
- Paragraphs 3.5.5 – 3.5.7, under the sub-heading 'Housing delivery', this being necessary as a consequence of updating the above.

¹ See <https://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan-2015>

² See <https://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan-2015>

Proposal 2 – Plan Period

- 3.3 The Council does not intend to amend the overall 2015 Local Plan Period of 2011-31. To do so would likely have wider implications beyond the intention of the SIR.
- 3.4 We have considered the comments made by some representors at the first consultation stage, which sought an extension of the plan period beyond 2031. However, in response, extending the plan period beyond 2031 will have considerable implications and will result, in effect, with the need for a full Plan update (for example, it will require additional substantial work such as a call for new site, and assessing and selecting such sites for allocation in the Local Plan. It will also have a knock-on effect on other issues such as the need for more employment land, retail floorspace and other facilities to cater for increased population, and arguably other policy updates on matters such as climate change and the natural environment). This option has already been rejected by the Council. A comprehensive update of the Local Plan will be undertaken once clarity is available in respect of a forthcoming Planning Act. Commencing a comprehensive review ahead of such changes could lead to considerable resource expenditure and the potential of such a Plan not being completed.

Proposal 3 – Site Allocations

- 3.5 The Council does not propose to provide any further allocations in its Local Plan as a consequence of this SIR. This is because the volume of existing housing site ‘commitments’ (such as sites with planning permissions and other sites which are allocated for development via the 2015 Local Plan or more recent Neighbourhood Plans) will, it is anticipated with a high degree of confidence, comfortably exceed the quantum of the new housing requirement figure arising from the SIR. Consequently, no new allocations would be necessary. Further details on this are set out below.
- 3.6 A number of respondents suggested we should review our site allocations and consider new sites to be allocated in the Local Plan. As discussed in paragraph 3.4, this would require a considerable work and would delay the review process significantly. That option is therefore rejected.

Proposal 4 – the Housing Requirement

- 3.7 The Council proposes to establish the new housing requirement in line with national policy (see section 4 in this document for an explanation of this). The Council does not presently intend, nor does it consider it likely as the SIR progresses, to deviate from a nationally derived housing need standard method, nor deviate from that need figure which arises to establish a different housing requirement. The Council is aware of the potential circumstances set out in national policy and guidance to create a housing requirement figure which is different from a housing need figure, but sees no evidence for doing so in this SIR. For example, it does not intend to seek to take any additional housing requirement from any other neighbouring district area, nor does it seek to ‘offload’ any housing requirement arising in East Cambridgeshire on to another neighbouring district area. Further, there are no fundamental economic or infrastructure investment planned for the district which could indicate a need to increase the housing requirement figure (particularly considering that the annual housing growth rate for East Cambridgeshire (as a % of existing housing stock), derived via the standard method, is already one of the highest in the country).
- 3.8 Some of the comments received at the first consultation stage suggested that the national standard method for calculating housing need should be treated as a minimum, with the housing requirement set higher. Other factors, it was stated, should be considered such as economic growth and the impact of the Oxford-Cambridge Arc. Also, under the Duty-to-Cooperate with a neighbouring district, there may be a requirement for some of their housing need to be located in East Cambridgeshire. Taking these factors into account could considerably increase the housing needs for the district, representors suggested. We have carefully considered these comments, but the effect of the Oxford -Cambridge Arc is uncertain at present and may not be known for some time (and it would be unwise to delay the Local Plan as a result). Also, we have not been approached by any of the neighbouring councils, who are preparing their Local Plans, seeking East Cambridgeshire to accommodate any of their housing growth (indeed, to the contrary: engagement to date has confirmed no such mechanism is intended to be triggered). We are therefore confident that East Cambridgeshire will not be asked to take on additional housing to help meet neighbouring districts need.

Proposal 5 – Broad Locations

- 3.9 At the first consultation stage, the Council said it would review the guidance in section 3.5.5-3.5.7 of the Local Plan in respect of the ‘*Broad Areas for housing*’ the Local Plan refers to in supporting text (such Areas only being at Littleport and Soham). We acknowledge there was a mixed response to this Proposal at the first consultation stage, with the majority appearing to support leaving the Broad Areas position unaltered. Following careful consideration of the representations, and following a review of the text in the Plan, the Council has determined that there is no need to significantly amend the text at this stage, and therefore the ‘Broad Areas’ will remain in the Local Plan as currently stated: in simple terms, locations that indicatively “could be developed in the future” but currently with no policy status or Policies Map allocation. However, the Council has removed any assumed supply from such sites for the period to 2031, primarily because the Council can already demonstrate a considerable excess of supply above the identified housing requirement, meaning a reliance on any supply from the Broad Areas in the period to 2031 is not necessary. Overall, the Council does not intend to ‘firm up’ such Broad Areas as formal allocations in this SIR.

Proposal 6 – consequential changes

- 3.10 The Council at the first consultation stage stated that it intended to add any necessary, minor consequential changes to the plan such as brief text in section 1 of the Plan explaining the changes arising from this SIR, and the process of that SIR. No substantive comments were received on this Proposal, and the Council intends to progress it forward as originally stated.

4 What will the new housing requirement figure (Proposal 4) likely be?

- 4.1 Unlike in 2015 (when the current Local Plan was adopted), Government policy now prescribes how a local area determines its housing need (or ‘local housing need’), under what is known as ‘the standard method’³. Whilst it is possible for a local area to derive a different housing need figure using a different locally based method, national policy prescribes that such a local based method is only appropriate where “exceptional circumstances justify an alternative approach” (NPPF para 61). The Council does not consider there to be any such ‘exceptional circumstances’ which would apply in East Cambridgeshire.
- 4.2 The standard method involves a number of variables which are added into a formula to calculate the local housing need, which in turn can be converted into the starting point for a local housing requirement. The data for each variable is established by government (or associated body, such as ONS), so there is no discretion for a local area to determine what each variable is. However, each part of the formula requires the latest available evidence to be used, which can mean the actual local housing need figure can change a number of times over any year, though usually such changes result in relatively minor adjustments to the final outcome. The variables are:
- ONS forecast of household growth (which can change every 2 years, though the Government presently require the 2014 based forecasts to be used, despite more recent ones being available).
 - The latest ‘affordability ratio’ in the local area, which is an assessment of how affordable homes are to buy, in comparison with local income in the area. This ratio is normally updated every March.
 - What the ‘current’ or ‘starting’ year is. Thus, the variables may change slightly depending on the year being used as the baseline.
- 4.3 As at October 2021 (which now includes the March 2021 release of housing affordability ratio, which was not available at the time of the first round of consultation on this SIR), the Council understands that the latest (i.e. from 1 April 2021) local housing need for East Cambridgeshire is 615.7 dwellings per annum, which means a total of 6,157 dwellings are needed between

³ See <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

2021-31. The local housing need calculation is as follows (note: these steps and formula are set by Government):

Step 1: Household projections

For East Cambridgeshire, the 2014-based household projections forecast a household increase between 2021 (base year – 2021 – 39,066 households) and 2031 (year 10 – 2031 – 43,327) is 4,261 households **which equates to a 10 year average of 426.1 households.**

Step 2: affordability adjustment

The latest ratio of median house price to the median gross annual workplace- based earnings (table c – published 25 March 2021) is for the year 2020 and is established as being 11.12 for East Cambridgeshire (Note: there is some uncertainty over the accuracy of this figure as it is based on annualized weekly earnings, rather than the usual annual earnings basis. It is not known why ONS had, for East Cambridgeshire, to use this method for their March 2021 release (and hadn't previously). There is therefore a risk the figure could amend significantly in the future (eg March 2022 release). For now, the figure of 11.12 will be used.

Affordability adjustment factor = $((11.12 - 4)/4) \times 0.25 + 1 = 1.445$

Step 3: calculate the local housing need

$426.1 \times 1.445 = 615.7145$

At the time of publication of this Report, therefore, **the appropriate Local Housing Need figure for East Cambridgeshire is 615.7145 dwellings per annum, and this is valid until 31 DECEMBER 2021. The number will adjust again from 1 January 2022, and again (with new affordability ratios due) in March 2022.**

- 4.4 To calculate the total housing requirement for the 'plan period' (2011-31), it is necessary to work out the housing requirement for 2011-21 and add that to 2021-2031.
- 4.5 The housing requirement for 2011-21 will be established as being the housing delivered between 2011-2021. This is consistent with the national method (see NPPG Reference ID: 68-031-20190722⁴), which explains that "*Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure*".
- 4.6 The quantum of housing delivered (net) between April 2011-March 2021 was 3,018.
- 4.7 This 3,018 figure is then added to the housing requirement for 2021-2031.
- 4.8 The 2021-31 housing requirement figure is proposed as matching the local housing need figure (there being no evidence to suggest it should be adjusted) which results in a housing requirement of 6,157 homes.
- 4.9 Thus, in turn, this means the total housing requirement for 2011-2031 is 9,175 (i.e. 3,018 + 6,157). It is proposed, therefore, that policy GROWTH1, as to be updated, will have a housing requirement figure of 9,175, though this figure will likely be adjusted slightly again, prior to the Plan being submitted for examination, to reflect new data in 2022.
- 4.10 GROWTH1 will split this total housing requirement into two elements, first for the period 2011-21, and second for the period 2021-31. By doing so, this will be consistent with calculations associated with 'five year land supply' (see our website for details of our five year land supply reports⁵).

5 Present Housing Supply

- 5.1 At least once a year, the Council publishes a Five Year Housing Land Supply report⁶. The latest version of that report is dated October 2021.

⁴ See <https://www.gov.uk/guidance/housing-supply-and-delivery>

⁵ See <https://www.eastcambs.gov.uk/local-development-framework/monitoring-and-local-development-scheme>

⁶ See <https://www.eastcambs.gov.uk/local-development-framework/monitoring-and-local-development-scheme>

- 5.2 The October 2021 report identifies a total supply of over 10,000 homes, almost half of which is deliverable in the first five years (2021-2026), and a total supply of over 8,000 in the period to 2031.
- 5.3 It is therefore evident to the Council that the new housing requirement (presently calculated as being 6,157 dwellings, 2021-2031) will be far exceeded by the identified supply (over 8,000 dwellings); plus there is a further 2,000 supply beyond the plan period already identified (excluding the Broad Areas).
- 5.4 It is for this reason that the Council continues to not propose to identify any further allocations as a consequence of this SIR, on the simple basis that supply already meets the requirement; indeed, supply is well in excess of the requirement.
- 5.5 Any new allocations will, therefore, be a matter for a future full update of the Local Plan (or, potentially, via any Neighbourhood Plans prepared in the district).

6 Consultation Arrangements

- 6.1 As a reminder, we are not seeking views on any other aspect of the 2015 Local Plan, and we are not seeking any suggested new allocation sites. Please do not send to the Council any suggested sites for allocation in the Local Plan, as they will not be considered. If at any stage, either for this SIR or a future Local Plan, the Council seeks suggestions for new allocations, it will undertake a specific 'call for sites' process to do so. No such call for sites process is presently forecast.
- 6.2 In Section 8 are the precise changes to the Local Plan we are proposing, each with a reference number ("Proposed Change Ref 1" etc). When responding to this consultation, please reference the proposed change you are commenting upon.

7 Next steps

- 7.1 Once representations have been carefully considered from this second consultation, the Council will proceed to a final 'Proposed Submission' (Regulation 19) round of consultation. We anticipate that consultation to take place in 2022.

8 Specific Proposed Changes to the Local Plan

8.1 The following boxes identify the precise changes being proposed to the Local Plan, using a series of crossed out text and bold italics new text.

Proposed Change ref:	Local Plan Text (as proposed to be amended)
1	<p>Front Cover amended by addition of the following under “April 2015”: <i>(as amended [add date of adoption])</i></p>
2	<p>Text Box at top of Page 1 amended as follows:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>This East Cambridgeshire Local Plan Development Plan Document was adopted at a full meeting of East Cambridgeshire District Council on 21 April 2015, <i>with the exception of Policy GROWTH 1 and its supporting text, which has been updated and adopted at a full meeting of the Council on xx xxxx 20xx.</i></p> </div>
	<p>Add new text after para 1.2.7 as follows:</p> <p><i>1.2.8 Following consultation and independent examination over the period 2021-2023, a very limited updating of the Local Plan took place, which had the primary effect of updating the housing requirement figure in Policy GROWTH 1.</i></p> <p><i>1.2.9 Those limited updates were formally adopted by the Council on [add date of adoption], and incorporated into the Local Plan accordingly. For the avoidance of doubt, other than Policy GROWTH 1, no other Policy was updated and no new site allocations made.</i></p>
	<p>Amend the supporting text 3.2.3-3.2.5 as follows:</p> <p>Level of housing growth</p> <p>3.2.3 Following the abolition of Regional Spatial Strategies, the District Council is <i>was</i> responsible for identifying a housing ‘target’ in the 2015 Local Plan. The right level of housing can help to support economic growth, meet local housing needs, and facilitate the delivery of infrastructure. Having a housing target also allows a local authority to work with service providers and other organisations to ensure suitable infrastructure is provided to meet the needs of new development.</p> <p>3.2.4 The housing requirement for East Cambridgeshire <i>for the 2015 Local Plan needed</i> needs to be justified and based on an objective assessment of need (paragraph 47 in 2012 National Planning Policy Framework). This involves looking at housing needs and demands (including demographic evidence, affordability levels, jobs growth) — but also taking account of supply, delivery and strategic matters which may have an impact (including land availability, infrastructure capacity and market deliverability). It also involves co-ordination with the strategy of neighbouring authorities, and working together to ensure the needs of the housing market area are met. The District’s Council’s housing requirement has been informed by the following key evidence documents:</p>

- ~~‘Technical Report on Population, Housing and Employment’ (May 2013) – commissioned jointly by Cambridgeshire authorities and Peterborough and undertaken by Cambridgeshire County Council.~~
- ~~A new ‘All Homes’ chapter in the Strategic Housing Market Assessment (SHMA) (May 2013) – looking at objectively assessed need across the Cambridge Housing Market Area. The work was jointly commissioned by the Housing Board and the Strategic Planning Unit for Cambridgeshire and Peterborough.~~

~~3.2.5 The SHMA identifies a need for 13,000 dwellings in East Cambridgeshire between 2011 and 2031. However, under the ‘duty to cooperate’ the District Council has reached agreement with other Cambridgeshire authorities and Peterborough Council to deliver a total of 11,500 dwellings between 2011 and 2031. This agreement, involving a redistribution of housing between some of the authorities, is set out in the ‘Memorandum of Cooperation between Cambridgeshire and Peterborough authorities’ (May 2013). The Memorandum concludes that the target for East Cambridgeshire should be lower than 13,000 dwellings as the Council has ‘made considerable progress to date with [its] local plan reviews, and therefore have established a good understanding of their areas’ development opportunities and constraints. They have also taken account of the July 2012 joint statement by Peterborough and Cambridgeshire authorities which confirmed that the strategy is to secure sustainable development by locating new homes in and close to Cambridge and Peterborough, and to other main centres of employment, whilst avoiding dispersed development.’ The agreed target of 11,500 dwellings for East Cambridgeshire represents an annual rate of 575 dwellings per year. This rate is more than the previous Regional Strategy target for the district (430 per year) and is suitably challenging given the recent economic downturn and altered market conditions. Details regarding delivery are set out in Policy GROWTH 4 below. In summary, the evidence indicates that this level of housing growth:~~

- ~~Will be sufficient to meet East Cambridgeshire’s own housing needs, and is a coherent strategy in the context of neighbouring local authorities emerging Plans.~~
- ~~Is a sustainable level of housing which should help to support the Council’s strategic aim to provide a better balance between housing and employment and reduce levels of out-commuting.~~
- ~~Will support the predicted growth in the local economy up to 2031.~~
- ~~Can be accommodated on sufficient, suitable available sites within the district.~~
- ~~Is deliverable, in terms of market supply and capacity. Will help to deliver the Council’s strategic aims of regenerating and expanding the district’s market towns, and supporting the maintenance and sustainability of villages (in the context of a declining and ageing population).~~
- ~~Is consistent with the strategy for the Cambridge Sub-region (as set out in the Joint Planning Statement).~~
- ~~Will be supported by appropriate levels of new infrastructure and services; and,~~
- ~~Will help to facilitate the delivery of appropriate levels of affordable housing to meet local needs over the Plan period.~~

~~3.2.5 **However, through periodic updates of the NPPF (latest version at time of writing is July 2021), Government has removed the requirement for a local planning authority to establish an ‘objectively assessed need’ for housing, and instead put in place a national**~~

standard method to determine a 'local housing need'. Applying that standard method for East Cambridgeshire, for the period 2021-2031, it is determined that the local housing need for East Cambridgeshire is 6,157 dwellings. Following consultation and testing of this figure, it has been determined that 6,157 also becomes the housing requirement for East Cambridgeshire, for the period 2021-31 (i.e. no adjustment was necessary in translating the identified housing need into the housing requirement figure). In order to complete the housing requirement for the full plan period 2011-2031, the housing requirement for 2011-2021 is, in accordance with national guidance, determined as being the housing delivered in that period. 3,018 (net) homes were delivered in East Cambridgeshire between 2011-21, therefore that becomes the housing requirement for that same period. Overall, therefore, the total housing requirement for the plan period, as updated by the single issue review of the Local Plan which concluded in [2022 or 2023 – TBC], is 9,175 new dwellings for the plan period 2011-31.

Amend Policy GROWTH 1 as follows:

Policy GROWTH 1: Levels of housing, employment and retail growth

In the period 2011 to 2031, the District Council will:

- Make provision for the delivery of ~~11,500~~ **9,175** dwellings in East Cambridgeshire, **comprised of a dwelling requirement of:**
 - **3,018 dwellings, for the ten year period 2011-2021**
 - **6,157 dwellings for the ten year period 2021-2031**
- Maximise opportunities for jobs growth in the district, with the aim of achieving a minimum of 9,200 additional jobs in East Cambridgeshire. Part of this strategy will involve making provision for a deliverable supply of at least 179 ha of employment land for B1/B2/B8 uses, and providing for home working.

In the period 2012 to 2031, the District Council will:

- Make provision for at least an additional 3,000m² (net) of convenience and 10,000m² (net) of comparison retail floorspace in the district.

Para 3.5.6 will be consequentially updated as follows:

3.5.6 Table 3.2 summarises how and where housing is likely to be delivered in East Cambridgeshire over the Plan period. It identifies there will be sufficient overall supply of land to meet the district's housing requirement of ~~11,500~~ **9,175** dwellings, as set out in Policy GROWTH 1. The latest projections (as at ~~September 2014~~ **October 2021**) indicate that ~~an estimated 12,000~~ **over 11,000** additional dwellings could come forward between 2011 and 2031, **with a further identifiable supply of over 2,000 dwellings beyond the plan period**. ~~It is estimated that approximately 6,500 of these dwellings will be on new allocations, mainly on the edge of existing towns and villages. The table also includes~~ **excludes** reference to **(or any assumed supply from)** 'broad locations', which are identified in the key diagrams below. The diagrams are indicative only and identify broad areas on the edge of Soham and Littleport which were identified as 'phase 2' sites in the Soham and

Littleport Masterplans, and could be developed in the future. The supply from this source is not anticipated to be required in strategic terms until the later part of the Plan period, **if at all**. Therefore the locations are broadly identified at this stage – and it is intended that the specific site boundaries will be identified through the next Local Plan review. ~~There is sufficient identified capacity on the edge of Soham and Littleport to enable this source of supply to be realised. The table also shows that the distribution of development accords with the locational strategy in Policy GROWTH 2, with significant new land allocations proposed on the edge of Ely, Soham and Littleport, and smaller amounts on the edge of villages where this is supported by the local community.~~ A full list of allocation sites is set out in Policy GROWTH 4 (with site-specific policies contained in Part 2 of this Local Plan).

Para 3.5.7, and table 3.2, will be consequentially updated as follows:

3.5.7 Further details of the various sources of housing **delivered, housing** supply, the breakdown by settlement, and predicted levels of supply year on year throughout the Plan period (the ‘housing trajectory’) is set out in the **annual Authorities Annual Monitoring Report and the regularly updated (at least once a year) Five Year Housing Land Supply Report, both of which are available on the Council’s website.** ~~[until the Local Plan is adopted, the latest housing trajectory for the Local Plan will be contained in a separate Background Paper on ‘Housing Supply’ – see the Council’s website]. The housing trajectory in the Council’s ‘Housing Supply Paper’ September 2014 demonstrates that a five-year supply of specific deliverable sites incorporating an additional buffer of 5% can be identified in the district as required by Government. Further information on the tenure and type of dwellings is set out in Chapter 4 of this Local Plan.~~

~~Table 3.2 – Summary of estimated housing supply 2011-31~~

Location	Completions 2011/12 – 2012/13	Outstanding commitments as at 1.4.13	Large potential sites	Small windfall sites	Specific rural sites	Allocations	TOTAL
Market towns	458	950	315	241	0	5849	7782
Ely	95	145	56	68	0	3679	4043
Soham	260	256	40	114	0	1620	2290
Littleport	103	549	188	59	0	550	1449
Villages	200	321	276	421	70	659	1947
Rural windfall estimate	-	-	-	471	-	-	471

Broad locations	-	-	-	-	-	-	1,800
TOTAL	658	1271	560	1133	70	6508	12,000

Table 3.2 – Summary of estimated housing supply 2011-31

Site Status at 01 April 2021		Total Delivered 2011-2021	Total Supply 2021-2026	Total Supply 2026-2031	Total Supply 2021-31	Total Supply Post 2031
Planning permission			3,930	1,760	5,690	698
Dwellings allocated in development plan, without consent at April 2021			346	641	987	115
Dwellings on unallocated sites and without consent at April 2021			1	0	1	0
Other supply	Dwellings with insufficient evidence that they will be delivered within five year period	3,018	0	1,004	1,004	1,195
	Windfall allowance		150	250	400	N/A
	Older people's accommodation (C2)		97	0	97	0
Totals		3,018	4,524	3,655	8,179	2,008
Grand Totals			11,197 (Housing Supply 2011-2031)			2,008 (Housing Supply Post 2031)