

# Housing Supply Background Paper

## February 2013

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## **1. Introduction**

- 1.1 This document provides information on housing supply in the district, and has been produced to accompany the publication of the pre-submission Draft Local Plan. It sets out how housing in the district will be delivered over the Plan period up to 2031, and includes a housing trajectory, and the Council's 'Five Year Housing Supply' assessment.
- 1.2 This information is normally included in the Annual Monitoring Report (produced in January each year). However, the AMR produced in January 2013 is linked to the Council's adopted Core Strategy (2009), and therefore has a trajectory which is based on Core Strategy levels of growth. This background document has been produced as an interim measure to accompany publication of the pre-submission Draft Local Plan. It will be updated prior to submission, and inform the examination phase. The 'Housing Supply' background paper will eventually be superseded and replaced by the AMR in January 2014.

## 2. **Housing trajectory**

- 2.1 This housing trajectory looks at the potential delivery of housing in East Cambridgeshire over the Plan period between 2012 and 2031, and provides a broad estimate of timescales and phasing. It has been informed by discussions with agents and landowners of key sites, information on the state of the local housing market (as set out in the Council's Housing Land Availability Assessment and the Cambridge Sub-Region Strategic Housing Market Assessment 2012), and analysis of historical delivery rates and potential future trends.
- 2.2 Information on the sources of supply and methodology used are set out in the paragraphs below. Detailed information on sites and data sources are set out in the tables that follow.
- 2.3 The following data sources have been used to calculate the supply of housing likely to come forward in East Cambridgeshire between 2012 and 2031, based on the strategy set out in the draft Local Plan:
- Outstanding commitments
  - Large potential sites within settlements
  - Estimated windfall rates for small sites within settlements
  - Large potential rural exception sites
  - Estimated windfall rates for small sites in the countryside
  - Proposed Local Plan allocations
- 2.4 The housing trajectory also includes data on completions between 2001/2 and 2011/12, e.g. the number of dwellings built in East Cambridgeshire over the last 10 years. This historical data provides useful contextual background information on the extent of recent house building – and has also been used to help inform the estimated windfall rates used in the trajectory.
- 2.5 **Completions** – The housing trajectory includes dwellings already completed between 2001 and 2012 (11 financial years, i.e. from 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2012). This data has been taken from Cambridgeshire County Council's Annual Housing Monitoring Survey. A summary of completions by settlement and year is set out in Tables 1a and 1b below.
- 2.6 **Outstanding commitments on large sites** - This relates to sites capable of accommodating 5 or more dwellings. It includes sites with outstanding planning permission at 31<sup>st</sup> March 2012, and sites granted since 31<sup>st</sup> March 2012 or with resolution to grant. Work has been undertaken to demonstrate that these sites are deliverable (in the Council's Strategic Housing Land Availability Assessment 2012). Delivery timescales are those provided by developers/agents – or estimated by the Council where not provided. Details of sites are set out in Tables 2a, 2b, 2c and 2d below.
- 2.7 **Outstanding commitments on small sites** – This source relates to small sites with outstanding planning permission, up to 4 dwellings (as at 31<sup>st</sup> March 2012), with the vast majority being for 1 or 2 dwellings. Development of this scale is not subject to significant infrastructure constraints, and most are brownfield sites within development envelopes. Evidence from recent completions indicate that this is a strong source of supply, and the dwellings in this category are therefore considered deliverable. Details are set out in Table 3 below.
- 2.8 **Large potential sites within settlements** - This source relates to specific large sites (capable of accommodating 5+ dwellings) which have been assessed as being potentially suitable, deliverable and available for housing development over the Plan period (in the Council's emerging Strategic Housing Land Availability Assessment). It includes both brownfield and greenfield sites within settlements. Delivery rates are those estimated by developers/owners/RSLs, or estimated by the Council where this information has not been provided. Details of potential sites are set out in Table 4 below. Inclusion of a site in this

housing trajectory does not automatically mean that development will be granted planning permission. Applications will need to accord with policies and satisfy other material considerations, and will be assessed on their merits at the time of application.

- 2.9 **Windfall estimates for small sites within settlements** – It is not possible to predict and identify all potential future development sites, particularly smaller ones which may come forward unexpectedly. Government guidance in NPPF allows local authorities to include a windfall estimate for the Plan period where this can be justified, but excluding garden land completions in the first 5 years of supply. Windfall supply has historically been a very strong source in East Cambridgeshire so its inclusion is seen as reasonable and justified. Historical rates of completion have been used to inform estimates of future rates, but have been discounted by 25% to take account of a likely decrease in land availability and opportunities within settlement boundaries. Details are set out in Tables 5a and 5b below.
- 2.10 **Large potential rural exception sites** - Potential sites for affordable housing, which have been identified through discussions with Housing Associations and other landowners. Details are set out in Table 6 below. Inclusion of a site in this housing trajectory does not automatically mean that development will be granted planning permission. Applications will need to accord with policies and satisfy other material considerations, and will be assessed on their merits at the time of application.
- 2.11 **Windfall estimates for small rural exception sites** - The pre-submission draft Local Plan sets out special circumstances whereby housing may sometimes be permitted as windfall in the countryside, in order to meet particular local needs or circumstances, or economic purposes (for example, affordable housing, and rural worker dwellings). Historical rates of completion have been used to inform estimates of future rates, but in some cases have been discounted to take account of a likely decrease in land availability and opportunities. For example, in the case of agricultural and stud worker dwellings the projected figures have been significantly discounted, as there is already a significant stock of these dwellings, and there is unlikely to be a sustained increase in the number of new farms and studs. Details are set out in Tables 7a and 7b below.
- 2.12 **Proposed Local Plan allocations** – Sites identified in the draft Local Plan for housing development, or an element of housing development. The phasing rates are very broad estimates at this stage, informed by general discussions with landowners and agents, and having regard to the current state of the housing market. Phasing rates on the larger allocation sites, in particular, are likely to be subject to change, as they will be informed by the production of future site-specific masterplans.

## Housing trajectory – sites and detailed data sources

### Overview of future supply (2012/13 to 2030/31)

Ref.	Source	Estimated number of dwellings
2	Outstanding commitments – large sites	1191
3	Outstanding commitments – small sites	183
4	Large potential sites within settlements	538
5	Windfall estimates for small sites within settlements	923
6	Large specific rural exception sites	155
7	Windfall estimates for small rural exception sites	510
8	Proposed Local Plan allocations	5900
	<b>TOTAL</b>	<b>9,400</b>

### Overview by parish/settlement

Table refs.	1	2	3	4	5	6	7	8	
Parish/settlement	Completions 2001-12	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Rural exception windfall sites	Local Plan allocations	New growth total 2012-31
Ashley	17				10				<b>10</b>
Bottisham	138	9	2	5	26			65	<b>107</b>
Brinkley	3				1				<b>1</b>
Burrough Green	10				4	6			<b>10</b>
Burwell	287	41	11	36	52	12		350	<b>502</b>
Cheveley (excluding Newmarket Fringe)	37		5	25	23			20	<b>73</b>
Chippenham	10		3		1				<b>4</b>
Coveney	1		3						<b>3</b>
Wardy Hill (Coveney)	6		3		6				<b>9</b>
Dullingham	24	5	3		7				<b>15</b>
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	2243	154	20	62	85	19		3564	<b>3904</b>
Chettisham (Ely)	2		2		3				<b>5</b>

Table refs.	1	2	3	4	5	6	7	8	
Parish/settlement	Completions 2001-12	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Rural exception windfall sites	Local Plan allocations	New growth total 2012-31
Prickwillow (Ely)	20		3		20			10	33
Queen Adelaide (Ely)	2		2		2				4
Stuntney (Ely)	5				5				5
Fordham	96		5	64	24			26	119
Haddenham (excluding Aldreth)	118		10		47	24		39	120
Aldreth (Haddenham)	8		1		8				9
Isleham	97	5	9		39	20		45	118
Kennett	19				3				3
Kirtling	10				1				1
Little Downham (excluding Pymoor)	137		6		58			25	89
Pymoor (Little Downham)	7		2		5			10	17
Little Thetford	40				5				5
Littleport (excluding Black Horse Drove)	757	579	17	209	92			550	1447
Black Horse Drove (Littleport)	5				5				5
Lode (excluding Long Meadow)	11		3		6				9
Long Meadow (Lode)	2		1		2				3
Mepal	122				16				16
Newmarket Fringe (Cheveley and Woodditton)	95		2	18	23				43
Reach	8				8				8
Snailwell	9		1		8				9
Soham (excluding Barway)	989	357	25	26	145			1102	1655
Barway (Soham)	1		1		1			10	12
Stetchworth	15		1		9				10
Stretham	87	14	5		28	58			105
Sutton	336	5	8	69	66			50	198
Swaffham Bulbeck	33								0
Swaffham Prior	11		1		6			20	27
Upware	1				2				2
Wentworth	7		1		8			4	13
Westley Waterless			6						6
Wicken	22		6		11			10	27

Table refs.	1	2	3	4	5	6	7	8	
Parish/settlement	Completions 2001-12	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Rural exception windfall sites	Local Plan allocations	New growth total 2012-31
Wilburton	78	17	6		17				40
Witcham	17			10	9				19
Witchford	84	5	3	14	23	16			61
Woodditton (excluding Saxon Street and Newmarket Fringe)	13		5		1				6
Saxon Street (Woodditton)	9		1		2				3
Rural exception sites windfall							510		510
<b>TOTAL</b>	<b>6049</b>	<b>1191</b>	<b>183</b>	<b>538</b>	<b>923</b>	<b>155</b>	<b>510</b>	<b>5900</b>	<b>9,400</b>



Table 1a – Completions 2001/2 to 2011/12 (summary by source/year)

Year	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlements	Small sites outside settlements	Total completions
2001-2	461	192	102	20	26	801
2002-3	314	104	123	35	15	591
2003-4	378	105	101	19	5	608
2004-5	155	105	82	43	16	401
2005-6	422	186	112	51	25	796
2006-7	469	87	86	20	25	687
2007-8	405	182	92	52	26	757
2008-9	186	191	60	0	29	466
2009-10	29	82	56	24	13	204
2010-11	90	206	48	12	12	368
2011-12	52	244	32	31	11	370
<b>TOTAL</b>	<b>2961</b>	<b>1684</b>	<b>894</b>	<b>307</b>	<b>203</b>	<b>6049</b>

Table 1b – Completions 2001 to 2012 (summary by settlement)

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 01-12
Ashley			9		8	17
Bottisham	42	43	25	26	2	138
Brinkley			1		2	3
Burrough Green			3	8	-1	10
Burwell	86	127	51	20	3	287
Cheveley (excluding Newmarket Fringe)		5	23	5	4	37
Chippenham			1	5	4	10
Coveney					1	1
Wardy Hill (Coveney)			6			6
Dullingham			7		17	22
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	1821	340	82			2243
Chettisham (Ely)			2			2
Prickwillow (Ely)			19		1	20
Queen Adelaide (Ely)			1		1	2
Stuntney (Ely)			5			5
Fordham		23	24	44	5	96
Haddenham		63	46		9	118

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 01-12
(excluding Aldreth)						
Aldreth (Haddenham)			8			8
Isleham		31	38	16	12	97
Kennett			2	17		19
Kirtling			1		9	10
Little Downham (excluding Pymoor)		72	56		9	137
Pymoor (Little Downham)			4		3	7
Little Thetford			5	36	-1	40
Littleport (excluding Black Horse Drove)	285	331	90	39	12	757
Black Horse Drove (Littleport)			5			5
Lode (excluding Long Meadow)			6		5	11
Long Meadow (Lode)			2			2
Mepal	84	17	14	4	3	122
Newmarket Fringe (Cheveley and Woodditton)	61	7	23		4	95
Reach			8			8
Snailwell			8		1	9
Soham (excluding Barway)	389	398	140	39	23	989
Barway (Soham)			1			1
Stetchworth			9		6	15
Stretham		14	28	43	2	87
Sutton	133	138	63		2	336
Swaffham Bulbeck	28		-2		7	33
Swaffham Prior		2	6		3	11
Upware			1			1
Wentworth			8		-1	7
Westley Waterless						0
Wicken			11	8	3	22
Wilburton		35	18	-1	26	78
Witcham		5	9		3	17
Witchford	32	26	24	-2	4	84
Woodditton (excluding Saxon Street and Newmarket Fringe)			1		12	13
Saxon Street (Woodditton)		7	2			9
<b>TOTAL</b>	<b>2961</b>	<b>1684</b>	<b>894</b>	<b>307</b>	<b>203</b>	<b>6049</b>

Table 2a. Housing allocations with outstanding planning permission at 31.3.12

Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.12	Total outstanding	Estimated total per year										Further Comments		
						12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		22/23	
Ely	Phase 3, land off Prickwillow Road	11.75 gross 9.4 net	378	338	40	20	20											Greenfield. (05/00335/RMM)(07/00885/RMM), granted 27 <sup>th</sup> June 2005. 14 dwellings under construction at 31.3.12
Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	285	365	15	25	35	40	40	40	40	35	35	30	30		Greenfield. 02/00950/RM granted 15 <sup>th</sup> April 2004 and 09/00761. Revised house types approved 22 <sup>nd</sup> December 2008. Completions rate has been very slow in recent years. 7 dwellings under construction at 31.3.12
<b>TOTAL</b>					<b>405</b>	<b>35</b>	<b>45</b>	<b>35</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>35</b>	<b>35</b>	<b>30</b>	<b>30</b>		

Table 2b. Housing allocations without full planning permission at 31.3.12

Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year										Further Comments			
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22				
Ely	West of 93-135 Lynn Road	2 gross 1.8 net	45	81						40	41							Greenfield with expired outline permission 97/00764/O. Owner confirmed wishes to bring site forward.
Littleport	Residue at Highfield Farm	3.9 gross 3.12 net	42	130							30	30	30	30	10			Greenfield. Planning application for 128 dwellings received 27 <sup>th</sup> Nov. 2006, but invalid on receipt. Agent informed no intention to re-submit scheme in immediate future.
<b>TOTAL</b>				<b>211</b>						<b>40</b>	<b>71</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>10</b>			

Table 2c. Other large committed sites with outstanding planning permission at 31.3.12

Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total outstanding	Estimated total per year						Further Comments
						12/13	13/14	14/15	15/16	16/17	17/18	
Bottisham	Land off Bell Road	2.07	46	37	9	9						Greenfield. 09/00018/FUM approved on 16 <sup>th</sup> March 2010. 9 under construction at 31.3.12
Burwell	Land adjacent 105 North Street	0.25 (net)	6	0	6	3	3					Brownfield. 05/00729/FUL granted on 7 <sup>th</sup> February 2006. All under construction since 2008.
Burwell	Land rear of Rosewal Manor, Weirs Drove	1.61	35	0	35		35					Approved 19.5.11 (11/00137/FUM).
Dullingham	Dullingham Motors, Brinkley Road	0.18	5	0	5		5					Brownfield. Permission granted 10 <sup>th</sup> August 2009 (09/00401/OUT). Full application approved 6 <sup>th</sup> Oct. 2011 (11/00403/RMA).
Ely	Ely House, 1 Redman Close	0.29	5	2	3	3						Brownfield. 08/00493/FUL approved on 7 <sup>th</sup> July 2008. Design revision approved 2 <sup>nd</sup> Sept 2010 (10/00541/FUL). 3 under construction at 31.3.12
Ely	136 Lynn Road	0.18	5 net	0	5 net		2	3				Brownfield. Permission granted on 10 <sup>th</sup> September 2009 (09/00783/FUL). No known constraints to delivery.
Isleham	55 Sun Street	0.37	6	0	5 net			5				Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted on 27 <sup>th</sup> Oct. 2009 for 6 units after demolition of 1 (5 net) (09/00678/RMA).
Littleport	Old Station Goods Yard	1.0	39	0	39		10	20	9			Brownfield. 07/00486/O granted 31 <sup>st</sup> July 2008. Developer's estimated start date. Extra 9 units approved 23.3.12 (11/00334/RMM)
Littleport	Land rear and south of 24 Barkhams	0.28	6	0	6		2	2	2			Brownfield. 07/00875/O granted 24 <sup>th</sup> Sep. 2007. Permission granted on 25 <sup>th</sup> October 2010 (10/00463/RMA). Developers estimated delivery rates (as at 8.8.12)
Littleport	Land at 21-23 Lynn Road	0.28	7	3	4	2	2					Brownfield. 01/01081/F approved on 31 <sup>st</sup> January 2002. Under construction at 31 <sup>st</sup> March 2012.
Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	124	35	15	15	5				Brownfield. 07/01097/F granted on 18 <sup>th</sup> Dec. 2007.
Soham	Land rear of 48 to 64 Station Road	0.34	13	0	13		5	8				Greenfield. Permission granted on 15 <sup>th</sup> April 2009 (09/00034/F). Site is currently being marketed for sale.
Soham	Lion Mills	4.28	151	118	34	28	6					Brownfield. 07/00386/F granted on 19 <sup>th</sup> Dec. 2007. 34 dwellings under construction at 31.3.12.

Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total outstanding	Estimated total per year						Further Comments
						12/13	13/14	14/15	15/16	16/17	17/18	
Soham	Church Hall, High Street	0.2	8	0	8					8		Brownfield. Permission granted on 5 <sup>th</sup> Aug. 2009 (09/00299). Could involve mixed use re-development.
Soham	Land north-west of Regal Drive, Fordham Road	3.3 2.64	96	0	96		37	28	18	13		Approved 1/9/2011 (10/00373/OUM). Developers estimated delivery rates (as at 13 <sup>th</sup> Aug. 2012)
Soham	8 Market Street	0.05	5	0	5		5					Brownfield. Permission granted 1 <sup>st</sup> Sept. 2009 (09/00541/FUL).
Soham	Land rear of 7 and 7a Townsend	0.53	18	0	17 net				17			Greenfield. Outline permission granted on 21 <sup>st</sup> Oct. 2009 (09/00575/OUM).
Soham	Land rear of 50 and 52 Foxwood South	0.28	8	0	10			10				Greenfield Permission granted on 30 <sup>th</sup> March 2010 (09/00581/FUL). No known constraints to delivery.
Soham	South of Gimbert Road	0.84 0.76	33	0	33	8	15	10				Approved 3/10/2011 (11/00623/FUM). Construction started at 31.3.12
Soham	Land rear and side of Windayle, 27 Hall Street	0.51	12	-1	12	12						Brownfield. Permission granted on 12 <sup>th</sup> January 2010 (09/00792). 11 under construction at 31.3.12.
Soham	AA Griggs, 46 Townsend	2.01	95	81	13 net	13						Brownfield. Application approved on 21 <sup>st</sup> March 2007 (06/01110/RM). 12 under construction at 31.3.11.
Soham	Land rear of 16 Townsend	0.29	13	0	13	5	8					Brownfield. 05/01390/F granted 21 <sup>st</sup> March 2005. Application amended 8 <sup>th</sup> March 2011 (10/00745/FUM) 9 dwellings under construction at 31.3.11
Soham	Land rear of 82-90 Paddock St.	0.3	7	0	7		7					Permission granted on 6 <sup>th</sup> October 2010 (09/00950/FUL) subject to resolution of S.106. S.106 approved 7 <sup>th</sup> March 2011.
Sutton	West Lodge, 125 High Street	0.5	5	0	5		5					Brownfield. Outline approval granted for 5 houses (08/00879/OUT) 27/11/2008. Reserve matters approved 2011 (11/00475/RMA) .
Wilburton	Land west of Rosendale, Whitecross Road	1.22	6	0	6		6					Greenfield. 09/00733/FUM granted 21 <sup>st</sup> December 2009.
Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11		11					Greenfield. 08/00888/F granted for 11 gypsy and traveller pitches on 3 <sup>rd</sup> December 2008, and renewal granted 13.2.2012 (11/01056/FUM)
Witchford	Garages to north of 7 Manor Court Road	0.11	5	0	5	5						Brownfield. Affordable housing within settlement. 08/01045/F granted 6 <sup>th</sup> Nov. 2008.
<b>TOTAL</b>					<b>440</b>	<b>103</b>	<b>179</b>	<b>91</b>	<b>46</b>	<b>21</b>	<b>0</b>	

Table 2d. Large committed sites with permission granted since 31.3.12, or with resolution to grant planning permission

Parish	Address	Site Area net (ha)	Density (net)	Total to be built	Estimated number per year						Further comments
					12/13	13/14	14/15	15/16	16/17	17/18	
Ely	Land off Carey Close	0.8	31	25	5	20					Application approved 18 <sup>th</sup> July 2012 (10/00116/OUM). Application for reserved matters in Sept. 2012 (12/00722/RMM).
Soham	Land between 23 and 41 Fordham Road	3.32 gross 2.5 net	38	96		25	30	21	20		Permission granted on 17 <sup>th</sup> February 2012 – pending S.106. (11/00982/RMM). Decision notice issued on 6 <sup>th</sup> June 2012.
Stretham	Sennitt Way/ Newmarket Rd,	0.18	77	14			14				Permission granted at Committee on 1 <sup>st</sup> September 2010 for 14 affordable dwellings subject to S106 (5 within the development envelope and 9 outside) (10/00174/FUM). S.106 yet to be signed off.
<b>TOTAL</b>				<b>135</b>	<b>5</b>	<b>45</b>	<b>44</b>	<b>21</b>	<b>20</b>		

Table 3 Outstanding commitments on small sites at 31.3.2012 (less than 5 dwellings)

Parish/settlement	Outstanding commitments at 31.3.12 (net)
Aldreth	1
Barway	1
Bottisham	2
Burwell	11
Chettisham	2
Cheveley	5
Chippenham	3
Coveney	3
Dullingham	3
Ely	20
Fordham	5
Haddenham	10
Isleham	9
Kirtling	0
Little Downham	6
Littleport	17
Lode	3
Long Meadow	1
Newmarket Fringe	2
Pymoor	2
Prickwillow	3
Queen Adelaide	2
Saxon Street	1
Snailwell	1
Soham	25
Stetchworth	1
Stretham	5
Sutton	8
Swaffham Prior	1
Wardy Hill	3
Wentworth	1
Westley Waterless	6
Wicken	6
Wilburton	6
Woodditton	5
Witchford	3
<b>TOTAL</b>	<b>183</b>

Table 4 Potential large specific windfall sites

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates										Further comments		
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		22/23	23/24
Bottisham	Land to the North-East of 20-42 Arber Close	0.1	50	5					5								Brownfield: (06/00917/FUL) Approved on the 2 <sup>nd</sup> Oct. 2006. Permission expired on 9 <sup>th</sup> Oct. 2009.
Burwell	Land adjacent The Bungalow, Newmarket Rd	0.38	30	11										5	6		Owner has indicated likely to sell in the distant future. No known delivery constraints.
Burwell	35 North Street	1.4	7	10			10										Site is under-developed and could be suitable for re-development for housing. Pre-application discussions in 2011. No known constraints to development.
Burwell	56-76 Low Road	0.23	30	7			7										Pre-application discussions in March 2011. Site is mix of garden land, farmland and existing barns to be converted.
Burwell	The Crown Public House, 88 High Street	0.24	NA	8			8										Pre-application discussion in 2012 for change of use to offices with 8 dwellings in the garden. Pub now closed. Applicant will need to demonstrate marketing and viability issues. But potential for some dwellings to the rear, even if the pub use and some car parking remains.
Cheveley	Home Office bungalows, Little Green	1	25	25					10	15							Site is occupied by derelict bungalows, owned by Government Department. Potential for redevelopment.
Cheveley	Land east of St. John's Avenue, Newmarket	0.5	36	18			10	8									Owned by Forest Heath DC, likely to be developed for affordable or general market housing. Application for 33 affordable dwellings withdrawn (03/01361/F). Application for 21 market houses (09/00631/FUM) refused at Committee on 4 Nov 2009, as 4 plots on allotment site. Application (10/00608/FUM) also refused on 10 <sup>th</sup> Sept 2010 for loss of allotment land and unsatisfactory parking provision. Agent advised that a new application is likely to be submitted.
Ely	32 Lisle Lane	0.35	38	13							5	8					Large garden and vacant scrubland. Within 400 metres of STW. Owner confirmed wishes to see site developed and likely build out. Overland Sewerage Pipe prevents access from Cresswells Lane, so alternative access needs to be explored.
Ely	Old Dairy, Beald Way	0.21	40	8				8									Vacant and derelict for many years. Letter written to owner, and no response provided. However, is vacant site with no known constraints to delivery.
Ely	Old Woolworths, Fore Hill	0.1	100	10					10								Mix of retail & housing proposed in 2007 pre-application discussions. Owners have indicated delivery timescales as at 2009.
Ely	Croylands, Cambridge Road	0.3	60	22			10	12									Previous day centre owned by the County Council but surplus. Current application pending for 22 flats (12/00901/FUM)
Ely	Land at Deacons Lane/New Barns	0.21	43	9			9										Pre-application discussions in 2012, to provide mix of houses and flats. Owned by local charity.



Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates										Further comments		
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		22/23	23/24
	Avenue																
Fordham	Bassingbourn Manor Farm	1.6	23	36							20	16					This site is currently a haulage yard. Its location adjacent to the village primary school and listed building means there are environmental and amenity reasons to support redevelopment for housing. Owners have signalled intention to relocate if possible in the future.
Fordham	Fordham Garden Centre	1.22	23	28					10	18							Site is currently in use as garden centre but may come forward for housing in the future.
Littleport	Land rear of 85-87 Ely Road	0.18	22	4		4											Part of larger area, see entry below. Outline permission for residential development granted on 12 <sup>th</sup> January 2010 (09/00917/OUT). Current application pending for 4 dwellings (12/00680/FUL)
Littleport	Land at 89 Ely Road	0.17	22	4			4										Part of larger area, see entry above. Permission granted in 2004 (04/00411/O) but now expired. Owners indicated that site is available for development. No known delivery constraints.
Littleport	Land north of Grange Lane	2.1 1.7	42	71					35	36							Owned by development company. Intention to develop soon. No known delivery constraints.
Littleport	12 Woodfen Road	0.39	30	12 net					10	2							Farmhouse and yard. Owner has indicated likely to sell within next five years. No known delivery constraints.
Littleport	Land at Orchard Lodge, Ely Road	0.58 0.52	40	21						21							Owner has indicated site is available for development. Site will need to be accessed from Highfields farm estate road. No known constraints to delivery.
Littleport	Land south of The Paddocks	2.17 1.73	40	69						30	20	19					Owner has indicated site is available for development. Land will need to be accessed from Highfield Farm. No known constraints to delivery.
Littleport	21-27 Lynn Road	0.11	36	4					4								Permission granted in 2006 for 6 dwellings (06/00097/FUL) but now expired. Part of larger site – see Table 2c. Agent indicated site is likely to be resubmitted for 4 dwellings.
Littleport	Land east of 33 The Holmes	0.19	42	8				8									Greenfield. 08/00355/F granted 27 <sup>th</sup> Jun 2008. Expired, but likely to be re-submitted.
Littleport	1 Grange Lane	0.76	21	16				16									Brownfield. 08/00567/FUM. Sheltered housing units granted 8 <sup>th</sup> September 2008. Expired but likely to be re-submitted.
Soham	Land adjacent Weatheralls School	0.52 0.47	NA	9						9							Owned by County Council. Land has temporary planning permission for school pitches (10/03004/CCA), but is part of the Eastern Gateway area which is being promoted for long-term residential development. The main access road to the development would pass through the site, with room for some residential properties either side.
Soham	Land between 16 and 26 Mill Corner	0.35	34	12							6	6					Pre-application discussions have been held on part of the site and owner is keen to sell for housing. Remainder of land may also come forward within Plan period.
Soham	Pemberton, Fordham Road	0.2	25	5						5							Permission granted in 2006 (06/00922/OUT) but now expired. Owner indicated site is still likely to be developed.
Sutton	Land west of	1.2	32	35					10	25							Owner has indicated could sell. No known constraints to

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments	
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24
	Red Lion Lane																delivery.
Sutton	Land adjacent 123 High Street	0.63 0.56	41	23			13	10									Pre-application discussions held on 5 <sup>th</sup> June 2009. No known delivery constraints.
Sutton	Land to the north of 76 High Street	0.26	42	11									5	6			Owners have indicated land will come forward.
Witcham	Kings of Witcham	0.39	26	10			10										Currently a garage site. Current planning application pending for 10 dwellings (12/01127)
Witchford	Land east of Barton Close	0.38	38	14			7	7									Site recently sold by the District Council to developer, who intends to submit application soon. No known delivery constraints.
<b>TOTAL</b>				<b>538</b>	<b>0</b>	<b>4</b>	<b>88</b>	<b>69</b>	<b>94</b>	<b>161</b>	<b>51</b>	<b>49</b>	<b>0</b>	<b>5</b>	<b>11</b>	<b>6</b>	

Table 5a. Small windfall sites within settlements – all types of sites - estimated rate for year 6+ (2018/19 – 2030/31)

Parish/ settlement	Completions											Total 01-12	Projection 2018/19- 30/31 (av. x 13 yrs)	Manipulated projection 18/19 – 30/31 (minus 25%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12			
Ashley		3	2	2		1	1				1	10	12	9
Bottisham	1	5	3	4	1	1	1	4		3	2	25	30	22
Brinkley				1								1	1	1
Burrough Green		2							1			3	4	3
Burwell	3	9	2	5	7	5	-1	8	5	5	4	52	62	46
Cheveley (excluding Newmarket Fringe)	6	2	6	4		1	1	2		1		23	27	20
Chippenham				1								1	1	1
Wardy Hill (Coveney)	1				3	1	1					6	7	5
Dullingham	2		5									7	8	6
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	11	18	13	4	7		11	5	7	3	4	83	98	73
Chettisham (Ely)							1	1				2	2	2
Prickwillow (Ely)	4	1	-5	7	-1	6	3	3	1			19	22	17
Queen Adelaide (Ely)						3			-1	-1		1	1	1
Stuntney (Ely)		1	3				1					5	6	4
Fordham	1	7	11	1	2	2	2	-1	1	1	-3	24	28	21
Haddenham (excluding Aldreth)	1	11	6	7	6	2	1		7	4	1	46	55	41
Aldreth (Haddenham)					2		3	1	2			8	9	7
Isleham	2	9	5	1	2	8	7			4		38	45	34
Kennett							2					2	2	2
Kirtling									1			1	1	1
Little Downham (excluding Pymoor)	9	6	6	6	5	4	10	4	2		4	56	66	49
Pymoor (Little Downham)	1			1	1		1					4	5	4
Little Thetford		3			1			1				5	6	4
Littleport (excluding Black Horse Drove)	10	8	6	2	11	11	10	10	11	8	3	90	107	80
Black Horse Drove (Littleport)				1	1		3					5	6	4
Lode (excluding Long Meadow)	1	1			1	1		1			1	6	7	5
Long Meadow (Lode)				1					1			2	2	2
Mepal	1	2		1	5	1	-1	1		3	1	14	17	13
Newmarket Fringe (Cheveley, Woodditton)	1	1	4	-1	2		4	-1	6	7		23	27	20

Parish/ settlement	Completions											Total 01-12	Projection 2018/19- 30/31 (av. x 13 yrs)	Manipulated projection 18/19 – 30/31 (minus 25%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12			
Reach	2			1		1		3			1	8	9	7
Snailwell			2					4	2			8	9	7
Soham (excluding Barway)	17	24	12	15	26	16	14	7	4	-2	7	140	166	124
Barway		1										1	1	1
Stetchworth			3			-2	8	-1		1		9	11	8
Stretham	4	6	1	2	2	5	3		2	3		28	33	25
Sutton	14	1	9	6	15	5	3	5	3	2	3	66	78	58
Swaffham Bulbeck							-2		-1	1		-2	0	0
Swaffham Prior	-1			1	1		1		1	3		6	7	5
Upware											1	1	1	1
Wentworth			2		2	3	1					8	9	7
Wicken (excluding Upware)	1		1	3		1	3	2				11	13	10
Wilburton	2	1	5	2	3	3			2			18	21	16
Witcham	1					3	1	1	1		2	9	11	8
Witchford	4	1	-1	5	6	4		1	1	1	2	24	28	21
Woodditton (excluding Saxon Street and Newmarket Fringe)	3										-2	1	1	1
Saxon Street (Woodditton)				-1	1	1				1		2	2	2
<b>TOTAL</b>	<b>102</b>	<b>123</b>	<b>101</b>	<b>82</b>	<b>112</b>	<b>87</b>	<b>93</b>	<b>61</b>	<b>59</b>	<b>48</b>	<b>32</b>	<b>900</b>	<b>1064</b>	<b>798</b>

Table 5b – Small windfall sites within settlements – excluding garden land - estimated rate for current year (2012/13) and years 1 to 5 (2013/14 – 2017/18)

Parish/ settlement	Completions												Total 01-12	Projection 2012/13-17/18 (av. x 6 yrs)	Manipulated projection 2012/13 – 17/18 (minus 20%)	Manipulated projection 2012/13-17/18 (discounting 3 year supply of 124 to avoid double counting with source 3)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12					
Ashley		3	2				1				1	7	4	1	1	
Bottisham	1	5	2	4	1	1		2		2	2	20	11	9	4	
Brinkley																
Burrough Green		2							1			3	2	2	1	
Burwell	2	8		3	5	2	-1	3	4	4		30	16	13	6	
Cheveley (excluding Newmarket Fringe)	4	1	3	2			1	2		1		14	8	6	3	
Chippenham																
Wardy Hill (Coveney)					3							3	2	2	1	
Dullingham	2											2	1	1	1	
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	8	14	8	3	4		4	4	6	2	2	55	30	24	12	
Chettisham (Ely)							1	1				2	1	1	1	
Prickwillow (Ely)	4	1	-5	7	-1	6	3		1			16	9	7	3	
Queen Adelaide (Ely)						3			-1	-1		1	1	1	1	
Stuntney (Ely)		1	3				1					5	3	2	1	
Fordham	1	6	8	1		1	1	-1	1		-3	15	8	7	3	
Haddenham (excluding Aldreth)		2	5	7	3	1			7	4		29	16	13	6	
Aldreth (Haddenham)					2		2	1	2			7	4	3	1	
Isleham	1	7	3		2	7	3			2		25	14	11	5	
Kennett							1					1	1	1	1	
Kirtling																
Little Downham (excluding Pymoor)	5	3	6	5	3	3	7	3	1		3	39	21	17	9	
Pymoor (Little Downham)					1		1					2	1	1	1	
Little Thetford		2										2	1	1	1	
Littleport (excluding Black Horse Drove)	9	5	5		8	4	7	5	1	6	2	52	28	23	12	
Black Horse Drove (Littleport)					1		2					3	2	2	1	
Lode (excluding Long Meadow)	1	1						1			1	4	2	2	1	
Long Meadow (Lode)				1								1				
Mepal	1	2		1	5		-1	1		3	1	13	7	6	3	

Parish/ settlement	Completions												Total 01-12	Projection 2012/13- 17/18 (av. x 6 yrs)	Manipulated projection 2012/13 – 17/18 (minus 20%)	Manipulated projection 2012/13-17/18 (discounting 3 year supply of 124 to avoid double counting with source 3)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12					
Newmarket Fringe (Cheveley, Woodditton)	1		4	-1	2		3	-1		5		13	7	6	3	
Reach	2			1				2			1	6	3	2	1	
Snailwell			2					4	2			8	4	3	1	
Soham (excluding Barway)	12	19	4	12	19	12	5	4	4	-2	7	96	52	42	21	
Barway		1										1				
Stetchworth			2			-2	8	-1		1		8	4	3	1	
Stretham	2	2		2	2	2	1				2	13	7	6	3	
Sutton	9	1	8	4	6	1	3	3		1		36	20	16	8	
Swaffham Bulbeck							-2		-1	1		-2				
Swaffham Prior	-1			1			1		1	3		5	3	2	1	
Upware											1	1	1	1	1	
Wentworth			2		1	3						6	3	2	1	
Wicken (excluding Upware)	1			2			3		1	-1		6	3	2	1	
Wilburton			1	1	2	2						6	3	2	1	
Witcham						2	1				2	5	3	2	1	
Witchford	3		-1		2	3				1	1	9	5	4	2	
Woodditton (excluding Saxon Street and Newmarket Fringe)	3										-2	1				
Saxon Street (Woodditton)				-1	1					1		1				
<b>TOTAL</b>	<b>71</b>	<b>86</b>	<b>62</b>	<b>55</b>	<b>72</b>	<b>51</b>	<b>56</b>	<b>33</b>	<b>30</b>	<b>33</b>	<b>21</b>	<b>570</b>	<b>311</b>	<b>249</b>	<b>125</b>	

Table 6. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Est. capacity	Estimated total per year										Further comments	
				12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		
Burwell	Barkways extension		12				12								Greenfield. RSL involved and have had pre-application discussions.
Burrough Green	Sheriffs Court		6		6										Greenfield. Application submitted 16 <sup>th</sup> Aug. 2012 for 6 affordable dwellings (12/00747/FUL). RSL estimated delivery rate.
Ely	West of Lynn Road		19		19										RSL involved and pre-application advice provided. Application anticipated end of 2012.
Haddenham	Northumbria Close	0.93	24		12	12									Greenfield. Housing Association has current planning application pending (12/00429/FUM).
Isleham	Corner of Fordham Road		20				10	10							Land owned by local trust. Part of site may be allocated in the Local Plan, but remainder of the area has capacity for affordable housing.
Stretham	Wilburton Road		8		8										Application currently pending for affordable dwellings (12/00551/FUL).
Stretham	Newmarket Road		50			10	10	10	10	10					Community Land Trust set up in the village. Pre-application discussions for up to 50 dwellings plus other community facilities
Witchford	Field End		16				16								RSL interested and Parish Council supportive.
<b>TOTAL</b>			<b>155</b>		<b>45</b>	<b>22</b>	<b>48</b>	<b>20</b>	<b>10</b>	<b>10</b>					

Table 7a. Rural exception windfall sites - all types of sites - estimated rate for year 6+ (2018/19 – 2030/31)

Source type	Completions												Projection 2018/19 – 30/31 (av. X 13 yrs)	Manipulated projection 2018/19-30/31
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	TOTAL 01-12		
Affordable housing	6	14	0	40	34	16	43	0	24	12	31	220	260	260
Agricultural dwellings	2	3	1	2	21	2	0	2	2	1	1	37	21 [with 05/06 removed as anomaly]	Minus 20% = 17
Stud worker dwellings	6	6	2	10	9	8	5	8	0	2	2	58	67	Minus 40% = 40
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	0	12	14	14
Conversion	23	11	3	6	5	9	10	5	2	4	2	80	74 [with 01/02 anomaly removed]	Minus 10% = 67
Sub-division/intensif.	0	0	0	0	0	3	2	3	1	0	0	9	11	11
Gypsies and travellers and travelling showpeople	0	0	0	1	4	0	2	7	1	6	0	21	25	25
<b>TOTAL</b>	<b>38</b>	<b>34</b>	<b>7</b>	<b>61</b>	<b>73</b>	<b>39</b>	<b>62</b>	<b>29</b>	<b>32</b>	<b>26</b>	<b>36</b>	<b>437</b>	<b>TOTAL 2018/19-30/31</b>	<b>434</b>



Table 7b – Rural exception windfall sites – excluding garden land - estimated rate for current year (2012/13) and years 1 to 5 (2013/14-17/18)

Source type	Completions												Projection 2012/13 – 17/18 (av. X 6 yrs)	Manipulated projection 2012/13 – 2017/18
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	TOTAL 01-12		
Affordable housing	6	14	0	40	34	16	43	0	24	8	31	216	118 minus 37 minus 155 [outstanding and potential sites] = -74	0
Agricultural dwellings	2	2	1	0	21	2	0	2	2	1	1	34	21 [with 05/06 removed as anomaly]	Minus 20% = 17
Stud worker dwellings	6	6	2	10	9	8	5	8	0	1	2	57	67	Minus 40% = 40
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	0	12	14	14
Conversion	23	11	3	6	5	9	10	5	2	4	2	80	74 [with 01/02 anomaly removed]	Minus 10% = 67
Sub-division/intensif.	0	0	0	0	0	3	2	3	1	0	0	9	11	11
Gypsies and travellers and travelling showpeople	0	0	0	1	3	0	2	7	1	6	0	20	20 minus 17 [outstanding sites] = 3	3
<b>TOTAL</b>	<b>38</b>	<b>33</b>	<b>7</b>	<b>59</b>	<b>72</b>	<b>39</b>	<b>62</b>	<b>29</b>	<b>32</b>	<b>21</b>	<b>36</b>	<b>428</b>	<b>TOTAL 2012/13- 17/18</b>	<b>152</b>
														Minus 76 *
														<b>76</b>

\* discount for years 12/13, 13/14 and 14/15 to avoid double counting with outstanding commitments on small sites (source 3)

## 8. Housing allocations in the draft Local Plan

The sites below have been identified in the draft Local Plan (submission version February 2013) for housing development, or an element of housing development. Estimated densities and capacities are set out below. The phasing estimates are broad estimates at this stage, given that site specific Masterplans have yet to be produced for these sites.

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																		
				12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Barway - land east of barn, Randalls Farm	0.3	17	5			5																
Barway - land east of 5 Barway Road	0.3	17	5					5														
Bottisham - Bell Road	1.7 gross 0.7 net	35	50			10	20	20														
Bottisham – Crystal Structures	0.6 net	25	15			15																
Burwell - Newmarket Road	20 gross	-	350			40	40	40	40	40	40	40	40	30								
Cheveley – rear of Star and Garter	0.2	10	2			2																
Cheveley – 199-209 High Street	0.75	24	18			10	8															
Ely - North	210 gross 117 net	26	3000			120	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180
Ely – The Grange	0.7 gross	-	50								50											
Ely – Paradise area	-	-	64						30	34												
Ely – Waitrose carpark	0.85	-	20									20										
Ely – Nutholt Lane	0.36	83	30										30									
Ely – Station Gateway	12.6	-	400				50	60	70	70	70	80										
Fordham – east of 24 Mildenhall Road	0.6	17	10			10																
Fordham – between 37-55 Mildenhall Rd	0.3	20	6				6															

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																		
				12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Fordham – east of 67 Mildenhall Road	0.5	20	10			10																
Haddenham – Rowan Close	0.5	30	15		8	7																
Haddenham – New Road	0.8	30	24			12	12															
Isleham – Land south-west of Lady Frances Court	0.56 gross	30	15			10	5															
Isleham – Land at 5a Fordham Road	0.55 gross	18	10				5	5														
Isleham – West of Hall Barn road	1	12	12					2	10													
Isleham – Pound Lane	0.33	9	3				3															
Isleham – Church Lane	0.34	15	5			5																
Little Downham – west of Ely Road	1.2	21	25				15	10														
Littleport – Woodfen Road	10	25	250				25	30	40	40	45	40	30									
Littleport – West of Highfields	13.5 gross 9.5 net	32	300												35	35	40	40	40	40	40	30
Prickwillow – Putney Hill Road	0.66 gross 0.59 net	17	10				10															
Pymoor – north-east of 9 Straight Furlong	0.8	13	10				10															
Soham – Brook Street	21.8 gross 13 net	30	400				50	50	50	50	50	50	50									
Soham – Eastern Gateway	33 gross 16.7 net	33	600			10	50	50	50	50	50	50	50	60	60	60						
Soham – Station Road	2 net	37	90					30	30	30												

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																		
				12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Soham – Church hall	0.4	-	10 gross, 2 net							2												
Soham – Coop area	0.3	-	10								10											
Sutton – north of The Brook	TBC	TBC	50				20	20	10													
Swaffham Prior – Rogers Road	1 gross 0.9 net	22	20			10	10															
Wentworth – land opposite Red Lion	0.15	13	2			2																
Wentworth – land east of 1 Main Street	0.12	17	2			2																
Wicken – Adjoining The Crescent	0.2	25	5				5															
Wicken – Church Road	0.2	25	5			5																
<b>TOTAL</b>			<b>5900</b>	<b>0</b>	<b>8</b>	<b>285</b>	<b>524</b>	<b>502</b>	<b>510</b>	<b>496</b>	<b>495</b>	<b>460</b>	<b>380</b>	<b>320</b>	<b>275</b>	<b>275</b>	<b>280</b>	<b>220</b>	<b>220</b>	<b>220</b>	<b>220</b>	<b>210</b>

Housing Trajectory – Local Plan estimate 2001 to 2031

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12 Rep	12/13 Cur	13/14 1	14/15 2	15/16 3	16/17 4	17/18 5	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
<b>Net additional dwellings – in previous years [H2(a)]</b>	801	591	608	401	796	688	758	466	204	368	370																			
<b>Net additional dwellings – for the reporting year [H2(b)]</b>																														
Outstanding commitments – allocations with permission (2a)												35	45	35	40	40	40	40	35	35	30	30								
Outstanding commitments – allocations without permission (2b)																40	71	30	30	30	10									
Outstanding commitments – other large committed sites (2c)												103	179	91	46	21														
Outstanding commitments – large sites granted since 31.03.11 (2d)												5	45	44	21	20														
Outstanding commitments – small sites (3)												61	61	61																
Large potential sites within settlements (4)													4	88	69	94	161	51	49	0	5	11	6							
Windfall estimates (small sites within settlements) (5a and b)															41	42	42	61	61	61	61	61	61	61	61	62	62	62	62	62
Large potential rural exception sites (6)													45	22	48	20	10	10												
Windfall estimates (rural exception sites) (7a and b)															25	25	26	33	33	33	33	33	33	33	33	34	34	34	34	34
Potential Local Plan options (8)													8	285	524	502	510	496	495	460	380	320	275	275	280	220	220	220	220	210
<b>Total net additional dwellings – in future years [H2(ci)]</b>	<b>801</b>	<b>591</b>	<b>608</b>	<b>401</b>	<b>796</b>	<b>688</b>	<b>758</b>	<b>466</b>	<b>204</b>	<b>368</b>	<b>370</b>	<b>204</b>	<b>387</b>	<b>626</b>	<b>814</b>	<b>804</b>	<b>860</b>	<b>721</b>	<b>703</b>	<b>619</b>	<b>519</b>	<b>455</b>	<b>375</b>	<b>369</b>	<b>374</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>306</b>
<b>Annualised Plan Target [H2(cii)]</b>	430	430	430	430	430	430	430	430	430	430	430	474	474	474	474	474	474	474	474	474	474	474	474	474	474	474	474	474	474	474
Plan – Cumulative Target																														
Cumulative net additional dwellings																														
Number of dwellings above cumulative target																														
<b>Managed delivery target [H2(d)] – taking account of completions/ projected supply</b>																														



### 3. **Five year housing supply**

- 3.1 Government guidance in the NPPF requires local authorities to ensure that, at any point in time, there is a supply of suitable, available and achievable housing sites for the next 5 years. An additional supply of 5% also needs to be included to allow flexibility, rolled forward from the later part of the Plan period.
- 3.2 The current year (2012/13) is not counted as part of the five year supply. The supply assessment therefore covers the period from 2013/14 to 2017/18. The housing trajectory indicates that a total of 3,491 dwellings are likely to come forward on deliverable sites over this 5-year period – from outstanding commitments, potential large sites and proposed Local Plan allocations.
- 3.3 This compares to a housing requirement of 2,262 to 2,975 dwellings for the five year period. This target is based on the proposed housing requirement of 8,500 to 9,500 dwellings in Policy GROWTH 1 of the draft Local Plan (2012 to 2031), plus an additional 5% as required by the NPPF (rolled forward from later in the Plan period). A summary of figures is set out in the tables below.
- 3.4 The estimated delivery of 3,491 dwellings against a target of 2,237 to 2,500 dwellings means that there is sufficient supply to meet required provision over the 5-year period. It is calculated that the district has a five year supply that meets 111% to 124% of the target. If a mid-point target is taken (9000 dwellings between 2012 and 2031), this would mean a 5-year requirement of 2,818 dwellings. On this basis there is predicted to be sufficient supply to meet 117% of requirements.

#### Summary of estimated Five Year Supply 2013/14 – 2017/18

Capacity source	Estimated number of dwellings
Outstanding commitments large (source 2)	778
Outstanding commitments small (source 3)	122
Large potential sites within settlements (source 4)	416
Large potential rural exception sites (source 6)	145
Proposed Local Plan allocations (source 8)	1,829
TOTAL	3290

#### Assessment of Five Year Supply against draft Local Plan housing requirement

	Performance against target	Estimated number of dwellings
A	Number of dwellings required in 19 year Plan period (2012/13 – 2030/31)	8,500 – 9,500
B	Five year basic requirement (A divided by 19 x 5)	2,237 – 2,500
C	5% of overall Plan target (A divided by 20)	425 - 475
D	Five year requirement (B + C)	2,662 – 2,975
E	Total identified five year supply	3,290
	Five year supply surplus/deficit (E divided by D x 100%)	124% - 111%
	Mid-point calculation (using target of 9,000 over Plan period, where D is 2,818 dwellings)	117%