



**East Cambridgeshire District Council**

# **Strategic Housing Land Availability Assessment**

**Review 2014**

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## **1. Introduction**

### **1.1 Overview**

- 1.1.1 The Strategic Housing Land Availability Assessment (SHLAA) assesses sites likely to be available for housing development in the district up to the year 2031. The SHLAA enables the District Council and other key stakeholders to plan properly for housing growth. It identifies sites with potential for housing development, assesses the potential of those sites, and when they are likely to be developed.
- 1.1.2 The amount of available land for housing in the District is constantly evolving as the intentions of landowners and development viability changes over time. In order to present the most up-to-date position on housing land availability, and provide robust evidence for planning policy decisions, the SHLAA must be periodically reviewed. This SHLAA is an update of the previous SHLAA which was published in February 2013 to support the publication of the draft East Cambridgeshire Local Plan. The SHLAA 2014 has been produced to support publication of post-hearing proposed modifications on the draft Local Plan in April 2014. The proposed modifications include changes to the estimated supply of housing in the district – the updated SHLAA reflects and has informed these changes.
- 1.1.3 The SHLAA focuses on potential sites within current development boundaries as the Council has already undertaken the process of assessing options on the edge of settlements through its preparation of the Local Plan (expected adoption late 2014). Exception sites for affordable housing are assessed in the SHLAA in order to accord with the approach as set out in the adopted Core Strategy.

### **1.2 Policy context**

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

### **1.3 Purpose**

- 1.3.1 The SHLAA is one of the key background documents to the LDF. The SHLAA helps us to estimate how much development can be accommodated on suitably located sites within

settlements over the Plan period. This feeds into housing supply calculations and the Council's housing trajectory (as set out in the Council's 'Housing Supply Background Paper' March 2014).

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

#### **1.4 The role of the Housing Market Partnership (HMP)**

- 1.4.1 A partnership approach is important so that those with knowledge of the housing market and rural development/protection can inform the SHLAA. A Housing Market Partnership is a good way to ensure that key stakeholders such as house builders, local property agents, and other interested groups inform the SHLAA. A Housing Market Partnership has been set up to help inform the SHLAA especially with information on market trends and housing development viability.
- 1.4.2 The HMP consists of large and small housebuilders, property land agents, Cambridgeshire County Council, Council for the Protection of Rural England, ACRE, Home Builders Federation (electronic member only) and East Cambridgeshire District Council. An inaugural meeting was held on the 4<sup>th</sup> Sept 2009. The HMP agreed the principles of a methodology and a project plan for the SHLAA at the inaugural meeting. It was agreed that subsequent work could be carried out by email.
- 1.4.3 For the purpose of this Review, the HMP are able provide comments on this report through the consultation on the post-hearing proposed modifications in April to June 2014, to gain feedback on East Cambridgeshire District Council's assessment of market conditions.

#### **1.5 Identifying housing market trends and viability in East Cambridgeshire**

- 1.5.1 The health of the housing market in East Cambridgeshire is a key factor which needs to be taken into account in looking at the likely level of housing supply up to 2031. The health of the housing market in East Cambridgeshire is driven by wider economic factors that ultimately affect its resilience.
- 1.5.2 Information on housing market trends were identified from the following sources;
- East Cambridgeshire Strategic Housing Land Availability Assessment 2013
  - Cambridge Sub-Region Strategic Housing Market Assessment 2013 draft
  - Cambridgeshire Sub-region Housing Market Bulletin (Edition 19 published December 2013)
  - Housing market data from the District Council's CIL Viability Assessment and Addendum (2011 and 2012)

##### East Cambridgeshire Strategic Housing Land Availability Assessment 2013

- 1.5.3 The previous SHLAA indicated that the housing market in East Cambridgeshire remained uncertain with a 28% drop in sales. However, despite a decline in the number of actual sales, East Cambridgeshire, along with other districts continued to fair better than areas in the north of the County due to the influence of Cambridge.

##### Cambridgeshire Sub-Region Strategic Housing Market Assessment 2013 draft

- 1.5.4 The Cambridgeshire Sub-Region Strategic Housing Market Assessment (SHMA) includes all the districts in the County and those within the hinterland of Cambridge. The SHMA

allows wider housing market trends to be identified. Overall, there appears to be no “common” pattern for house prices between the seven districts over the last four years. East Cambridgeshire has experienced increases in prices throughout this period while others saw drops on one of the four years. The region remains an area of high demand for housing, driven by the Cambridge growth engine.

The HMA identifies two key housing trends applicable to East Cambridgeshire:

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

#### Housing Market Assessment Quarterly report

1.5.5 The Cambridgeshire Sub-Region Strategic Housing Market Assessment includes a Quarterly update, set up to monitor its findings and ensure the HMA provides up to date information. The Cambridgeshire Sub-region Housing Market Bulletin (December 2013) notes in East Cambridgeshire that:

- *Average house prices have increased by £12,909 from £220,952 in September 2012 to £233,861 in September 2013, the largest percentage increase in the housing market area.*
- *Volume of sales has fallen 18% in the last year.*
- *Average time taken to sell has reduced from 7.7 weeks in June 2012 to 4.6 in June 2013.*
- *Mean house price ratio to income is remaining fairly steady, increasing to 5.8 in September 2013 from 5.7 in June 2012.*

1.5.6 The above suggests that there are some signs of recovery in the East Cambridgeshire housing market, however, the volume of sales has continued to fall and concerns remain about the affordability of housing (despite it being below average for the subregion).

#### Housing Market data from CIL Viability Assessment work

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

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

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

### **1.6 The recent pattern of housing development**

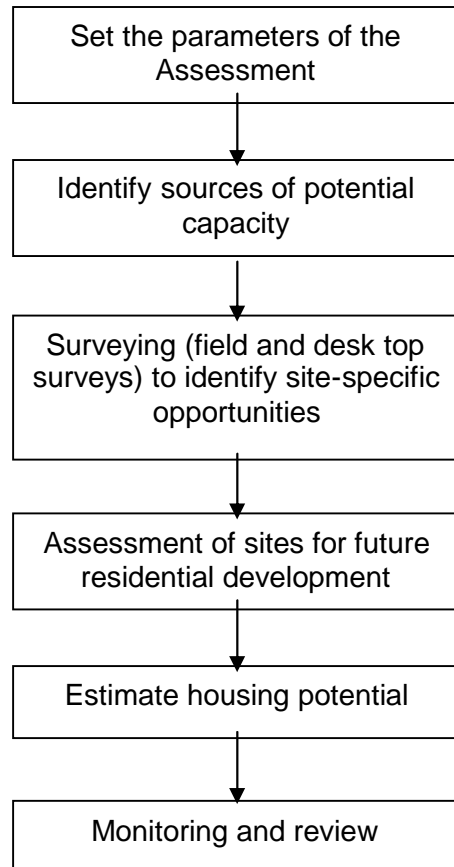
1.6.1 A total of 288 dwellings (net) were completed in 2012/13, 14 of which were affordable. The market towns of Ely, Soham, and Littleport dominated provision in 2012/13 providing 223 dwellings (77% of housing completions). This is in line with the draft Local Plan that seeks

to focus housing development in market towns as the most sustainable locations in the district. Completions in rural settlements remain significant reflecting the rural character of the district, the needs of the rural economy, and need for affordable housing. Many of these completions are in settlements with a range of local services and facilities as the most sustainable rural villages.

## 2. **Methodology**

### 2.1 **Overview**

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



### 2.2 **Setting the parameters of the Assessment**

#### Time period

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

- Sites likely to be built in the monitoring year 2013-2014
- Developable sites likely to come forward between 1/4/14 and 31/3/31

2.2.2 To be considered developable, sites should:

- Be in a suitable location for housing development
- Have a reasonable prospect of being available
- Be able to be viably developed at the point envisaged

2.2.3 To be considered deliverable, sites should:

- Be available now
- Offer a suitable location for development now
- Be achievable with a realistic prospect that housing will be delivered within 5 years
- Be viable for development

#### Site threshold for Assessment

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

#### Settlements to be assessed

2.2.5 The Government's practice guidance recommends that the SHLAA should cover housing market areas. This SHLAA therefore covers the whole of the district.

#### Settlement boundaries

- 2.2.6 The Assessment focuses on sites that could come forward for residential development during the LDF period within existing settlements. The study area for each of the identified settlements is land within the development envelopes as defined in the adopted Core Strategy. Development on sites outside existing settlement boundaries is being considered as part of the production of the draft Local Plan (e.g. new allocations).
- 2.2.7 Outside development boundaries rural exception sites for affordable homes are identified. This is in line with national guidance and the approach set out in Policy HOU 4 and Policy GROWTH 6 in the draft Local Plan.

### 2.3 **Sources of supply**

2.3.1 The Assessment looks at the following sources of supply. Inclusion of a site in the SHLA 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:

**1. Outstanding commitments** - The Assessment identifies large specific sites (5+ dwellings), which are currently 'outstanding'. It mainly includes sites within settlement boundaries, but also includes a number of residential schemes permitted under the Council's exception policies e.g. affordable housing on rural exception sites and gypsy sites. The source of supply includes:

- Housing allocations with planning permission at 31.3.13, but where construction has yet to start or is only partially completed
- Housing allocations without full planning permission.
- Other large committed sites with outstanding planning permission at 31.3.13
- Other large committed sites with permission granted since 31.3.13, or with resolution to grant planning permission.

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

This source includes large potential sites within settlement boundaries that may come forward for housing development over the Plan period. These potential sites come from



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

*Open spaces* to which the public has access within settlements, including parks, recreation fields, play areas, village greens, allotments and cemeteries. These are safeguarded by Policy COM 3 in the draft Local Plan and Policy S3 in the Core Strategy.

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

*Community buildings,* such as village halls and scout huts have been excluded, as these are considered important community recreational facilities. These are also protected by Policy COM 3 in the draft Local Plan and Policy S3 in the Core Strategy.

The source also includes sites which may come forward as rural exception sites, as permitted by Policy HOU 4 and Policy GROWTH 6 in the draft Local Plan. Potential sites have been identified through discussions with Housing Associations and other landowners.

## 2.4 **Assessing specific sites**

2.4.1 The potential sites from the above sources were assessed in terms of their availability, suitability and deliverability for housing development, taking account of planning constraints, market considerations and other ‘real life’ considerations. The assessment criteria are set out in Table 1 below. These are the same criteria used to assess sites proposed for housing allocation in the Local Development Framework (as set out in the Council’s ‘Site Assessment Results – technical background paper’ which can be viewed on the Council’s website at [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)).

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

*Table 1 – Site assessment criteria*

Site appraisal criteria		Assessment	Explanation
Site size/capacity		Estimated number of dwellings	Net figure (taking account of any demolitions)
Current/previous land use		Details	-
Site status		Brownfield/Greenfield	As per National Planning Policy Framework (2012)
Accessibility	Public transport accessibility for bus and or rail.	Good/reasonable/poor/none	Good = hourly bus service in settlement to market town or city, or market town or city can be easily reached by foot or cycle (see ‘Settlement Hierarchy Paper-5km by an appropriate route) Reasonable = less frequent bus service, but more than twice a day Poor = twice a day or less frequent
	Pedestrian/cycle access to town/village centre, open space, local shops, Doctors, and primary school	Close/distant/none  Where access to different facilities varies these are noted	Close = less than 300 metres Distant = more than 300 metres None = none within the settlement Particular route quality issues are highlighted in free text where necessary (e.g. lack of a pavement)

Site appraisal criteria		Assessment	Explanation
Environmental impact	Character/visual impact	Beneficial impact/neutral/adverse impact	From Core Strategy evidence base – Preferred options or conditions on planning applications
	Natural assets (e.g. trees, nature sites)	Beneficial impact/neutral/adverse impact	Tree Preservation Orders (TPO's) County Wildlife Sites (CWS) +biological records
	Cultural heritage (e.g. Listed Buildings)	Beneficial impact/neutral/adverse impact	Conservation area/listed buildings +comments of County archaeology
	Amenity	Yes/no	-
Physical constraints	Flood risk	Flood Zone 1, 2, or 3.	As defined in Environment Agency flood map unless stated otherwise. Additionally Strategic Flood Risk Assessment (SFRA) if applicable to site.
	Vehicular access to main roads	Suitable/problematic/not suitable	Taking account of highway safety, & road network capacity. County Council comments
	Contamination	Yes/no/unknown	East Cambs District Council Environmental Health comments
	Other	To be determined	-
Infrastructure capacity (e.g. water supply, drainage, electricity, school places, strategic transport infrastructure)		Suitable/mitigation/not suitable  Issues identified in Table 4.1 of the Core Strategy	Suitable = no capacity issues Mitigation = potential issues, which may be alleviated through mitigation Not suitable = significant capacity issues unlikely to be overcome
Market demands and requirements and viability		Details.	Informed by general sources of evidence including the Council's 'Jobs Growth Strategy' (2012), the SHMA 2013, and CIL Viability Assessment work. Also informed by local/site specific information on market attractiveness, market demand, potential sales levels and site specific development costs.
Site availability		Details of owner intentions.	The availability of sites is confirmed by gathering owners intentions/willingness to sell and developers intentions on the likely build out of the site. These intentions along with any ownership issues mentioned by owners/ developers will be stated.
Estimated delivery rate		As per owners/developers intentions where indicated	
Site history		Planning permissions	Use and date

2.4.3 Sites that were considered to offer some potential for housing development over the Plan period are listed in Section 3 of this report, and site details included in Appendix 1. (including a summary of the results and a site map). Sites that are assessed as being inappropriate or unrealistic for housing development for the SHLAA are listed in Appendix 2 to this report, along with a summary of reasons for the judgement.

## 2.5 Assessing potential yield on specific sites

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

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

*Gross to net ratios for different site sizes*

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

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

### 3. Identifying capacity

#### 3.1 Outstanding large commitments

##### Housing allocations

There are a number of 'saved' housing allocations from the East Cambridgeshire District Local Plan that have yet to come forward for housing development. Each site has been assessed as to its continued availability, suitability and deliverability. Likely build out rates are shown in Tables 1a and 1b. Full site details including planning permission are provided along with a map of each site in Appendix 1.

Table 1a. Housing allocations with outstanding planning permission at 31.3.13

Site ref.	Parish	Address	Site area (ha)	Total with pp	Completions at 31.3.13	Total out-standing	Estimated total per year										Further Comments	
							13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24
Littleport01	Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	310	340	30	40	40	40	40	40	40	40	30			Greenfield. 02/00950/RM granted 15.4.04 and 09/00761. Revised house types approved 22.12.08. Completions rate has been slow in recent years. Total of 25 dwellings completed in 2012/13.
<b>TOTAL</b>						<b>340</b>	30	40	40	40	40	40	40	40	30			

Table 1b. Housing allocations without full planning permission at 31.3.13

Site ref.	Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year										Further Comments		
						13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24	
Ely01	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.
Littleport02	Littleport	Residue at Highfield Farm	3.9 gross 3.12 net	42	130							26	26	26	26	26		Greenfield. Planning application for 128 dwellings received 27.11.06, 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>41</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	

##### Other large committed sites

There are also a number of other large specific sites that are currently 'outstanding.' These are sites with planning permission, but where work has yet to start or is partially completed. Each of these committed sites has been assessed as to its continued suitability and deliverability. Likely build out rates are shown in Tables 1c and 1d. Full site details are provided in Appendix 1 along with a map of each site.

Table 1c. Other large committed sites with outstanding planning permission at 31.3.13

Site ref.	Parish	Address	Area in ha	Total	Completions as at 31/3/13	Total out-standing	Estimated total per year						Further Comments
							13/14	14/15	15/16	16/17	17/18	18/19	
BurroughG01	Burrough Green	Land south-west of Sheriffs Court		6	0	6		6					Planning permission for affordable housing. 12/00747/FUL.
Burwell01	Burwell	Land rear of Rosewal Manor, Weirs Drove	1.61	35	0	35		35					Approved 19.5.11 (11/00137/FUM).
Burwell02	Burwell	Cold storage unit, First Drove		6	0	6		6					Planning permission for 6 gypsy pitches (12/00434/FUL).
Dullingham01	Dullingham	Dullingham Motors, Brinkley Road	0.18	5	0	5	5						Brownfield. Outline granted 10.8.09 (09/00401/OUT). Reserved matters approved 6.10.11 (11/00403/RMA). All under construction at 31.3.13.
Ely02	Ely	Land rear of Carey Close		25	0	25	15	10					Greenfield. 12/00722/RMA. All under construction at 31.3.13.
Ely03	Ely	The Gardens, Lynn Road		19	0	19		19					Planning permission for affordable dwellings on exception site. 12/00867/FUL.
Littleport03	Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	141	18	18						Brownfield. 07/01097/F granted on 18.12.07. 15 under construction at 31.3.13.
Littleport04	Littleport	Old Station Goods Yard	1.0	39	0	39		10	20	9			Brownfield. 07/00486/O granted 31.7.08. Developer's estimated start date. Extra 9 units approved 23.3.12 (11/00334/RMM). Application currently pending for residential development of 30 dwellings (13/01165/OUM).
Littleport05	Littleport	Land at 21-23 Lynn Road	0.28	7	3	4		4					Brownfield. 01/01081/F approved on 31.1.02. Under construction at 31/3/12 and 31/3/13.
Littleport06	Littleport	15B Main Street	0.09	6	0	6		6					Brownfield. Change of use above and rear of shop. 12/00460/FUL
Soham01	Soham	Allotment gardens, north-west of Regal Drive	3.32 2.5	96	0	96	33	33	30				Greenfield. Outline permission granted 15.7.10 (10/00373/OUM). Reserved matters approved 17.2.12 (11/00982/RMA). 23 under construction at 31.3.13.
Soham02	Soham	Lion Mills	4.28	151	145	7	7						Brownfield. 07/00386/F granted on 19.12.07. All under construction at 31.3.13.
Soham03	Soham	Land rear of 7 and 7a Townsend	0.53	18	0	17 net			17				Greenfield. Outline permission granted on 21.10.09 (09/00575/OUM).
Soham04	Soham	Land rear of 82-90 Paddock St.	0.3	7	0	7			7				Permission granted 6.10.10 (09/00950/FUL) subject to resolution of S.106. S.106 approved 7.3.11.
Soham05	Soham	Land r/o 23-49 Fordham Road	3.3 2.64	96	0	96			32	32	32		Greenfield. Outline permission granted 8.5.12 (11/00995/OUM).
Stretham01	Stretham	Land rear of 7B Wilburton Road		8	0	8		8					Permission for affordable housing. 12/00551/FUL.
Sutton01	Sutton	West Lodge, 125 High Street	0.5	5	0	5	5						Brownfield. Outline approval granted for 5 houses (08/00879/OUT) 27.11.08. Reserve matters approved 2011 (11/00475/RMA). All under construction at 31.3.13.
SwaffhamB01	Swaffham Bulbeck	Mitchell Lodge Farm, Quarry Lane		7	0	7	7						Conversion of barns to residential, original consent under 06/00863/FUL. Revised application approved 4.7.12 (12/00031/FUL). All under construction at 31.3.13.

Site ref.	Parish	Address	Area in ha	Total	Completions as at 31/3/13	Total out-standing	Estimated total per year						Further Comments
							13/14	14/15	15/16	16/17	17/18	18/19	
Wilburton01	Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11	11						Greenfield. 08/00888/F granted for 11 gypsy and traveller pitches on 3.12.08, and renewal granted 13.2.12 (11/01056/FUM). 2 under construction at 31.3.13.
<b>TOTAL</b>						<b>417</b>	<b>101</b>	<b>137</b>	<b>106</b>	<b>41</b>	<b>32</b>	<b>0</b>	

Table 1d. Large committed sites with permission granted since 31.3.13, or with resolution to grant planning permission

Site ref.	Parish	Address	Site Area net (ha)	Density (net)	Total to be built	Estimated number per year					Further comments
						13/14	14/15	15/16	16/17	17/18	
Haddenham01	Haddenham	Northumbria Close			24			24			Planning permission for affordable dwellings granted on appeal in August 2013 (12/00429/FUM).
Mepal01	Mepal	Manor Farm, School Lane			7			7			Planning permission approved in principle on 14.1.14 – S.106 pending (13/00799/FUL).
Soham06	Soham	17-21 Churchgate Street			5		5				Permission granted at Committee on 22.11.13 for conversion to 5 flats (13/00395/FUL).
Stretham02	Stretham	21 Newmarket Road	0.18	77	14			14			Permission granted at Committee on 1.9.10 for 14 affordable dwellings subject to S106 (5 within development envelope) (10/00174/FUM). S.106 yet to be signed off.
<b>TOTAL</b>					<b>50</b>	<b>0</b>	<b>5</b>	<b>45</b>	<b>0</b>	<b>0</b>	

## 3.2 Large potential sites

- 3.2.1. This Assessment seeks to identify specific sites in the main settlements, which may offer potential for future housing development over the Plan period. A survey was carried out in the Market Towns and villages, identifying specific suitable sites which could potentially accommodate 5 or more dwellings. Potential candidates include sites that are underused or conspicuously inappropriate amongst nearby uses, or sites that might reasonably be expected to come forward for development.
- 3.2.2 In relation to large green-field sites (e.g. agricultural fields, and vacant scrubland) it is considered that the survey is comprehensive. However, in the case of land in other use, particularly employment, it is considered that the identified sites are unlikely to represent the full supply from this source. Employment sites are only considered where these would comply with Policy EMP 1 – Retention of Employment Sites in the draft Local Plan. That is; it can be demonstrated that the employment use is no longer viable or the employment use creates unacceptable environmental/highways problems, or an alternative use offers greater employment/local business potential.
- 3.2.3 There are several reasons for this approach. Firstly, the Council's Jobs Growth Strategy (2012) identifies a need to retain current employment land, in order to facilitate economic growth in the district. The Local Plan reflects this, and includes policies that seek to retain employment land, unless there are clear reasons to justify the loss of employment land. Secondly, the Council does not hold comprehensive information on the viability and business plans of all enterprises in the district – and it is difficult to obtain this information.
- 3.2.4 In summary, the Assessment looks at the following sources of potential specific sites within settlements:
- Intensification/redevelopment – this is the infill or redevelopment of existing housing sites.
  - Redevelopment of brownfield non-housing uses – this includes land and buildings that are in current use, or are vacant/derelict. It relates mainly to employment sites.
  - Greenfield land – this source includes land in agricultural or paddock use, and vacant land not previously developed, or as garden land as now defined in the NPPF.
- 3.2.5 The Market Towns and villages were subject to a comprehensive survey to identify large sites. The survey was a mapping and recording exercise, starting with the study of maps and aerial photographs using the Council's Geographical Information System, followed by site visits. We also built on the research undertaken in the previous SHLAA. Those sites that meet the criteria and are viable are identified with likely build out rates in Table 2a.
- 3.2.6 This source also includes large potential rural exception sites outside development boundaries. These have been identified through discussions with Housing Associations and the Council's Housing Development Officer. These potential sites are identified in Table 2b below.
- 3.2.7 All of the potential sites were assessed in terms of their suitability and deliverability for housing, against the criteria set out in Table 1. Maps and site details are included in Appendix 1.

Table 2a - Potential large specific windfall sites within settlements (5+ dwellings)

Site ref.	Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates										Further comments		
						13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24	24/25
Bottisham01	Bottisham	Land to the North-East of 20-42 Arber Close	0.1	50	5								5					Brownfield: (06/00917/FUL) Approved 2.10.06. Permission expired on 9.10.09.
Bottisham02	Bottisham	Crystal Structures, Tunbridge Lane	0.8 0.6	-	18			10	8									Site previously used for employment, but the buildings are not fit for purpose. Developer will need to explore viability but it is possible that an element of housing may be considered to allow some employment use on the site. Pre-application meetings and discussions in January 2014.
Burwell03	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.
Burwell04	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.
Burwell05	Burwell	The Crown Public House, 88 High Street	0.24	NA	6			6										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.
Cheveley01	Cheveley	Home Office bungalows, Little Green	1	30	30					15	15							Site is occupied by derelict bungalows, owned by Government Department. Potential for redevelopment.
NewmarketF01	Cheveley	Land east of St. John's Avenue, Newmarket	0.5	50	25			10	15									Owned by Forest Heath DC. Application for 33 affordable dwellings withdrawn (03/01361/F). Application for 21 market houses (09/00631/FUM) refused at Committee on 4.11.09, as 4 plots on allotment site. Application (10/00608/FUM) also refused on 10.9.10 for loss of allotment land and unsatisfactory parking provision. Further pre-application discussions held in Jan 2014, with application for affordable housing anticipated soon.
Ely04	Ely	32 Lisle Lane	0.35	38	13						5	8						Large garden and vacant scrubland. Within 400m 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.
Ely05	Ely	Old Dairy, Beald Way	0.21	40	8			8										Vacant and derelict. Letter written to owner, and no response provided. However, is vacant site with no known constraints to delivery.
Ely06	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.



Site ref.	Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments	
						13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25
Ely07	Ely	Croylands, Cambridge Road	0.3	60	22			12	10									Previous day centre owned by the County Council but surplus. Application for 22 flats refused December 2013 (12/00901/FUM). Site currently being marketed for re-sale.
Ely08	Ely	Land at Deacons Lane/New Barns Avenue	0.21	43	9			9										Pre-application discussions in 2012, to provide mix of houses and flats. Owned by local charity.
Fordham01	Fordham	Bassingbourn Manor Farm	1.6 1.4	30	42						21	21						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 in the future.
Fordham02	Fordham	Fordham Garden Centre	1.22 1	30	30					10	20							Site is currently in use as garden centre but the owner has indicated that the site will come forward for housing following the planned re-location of the Garden Centre.
Isleham01	Isleham	55 Sun Street	0.37		5 net			5										Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted on 27.10.09 for 6 units after demolition of 1 (5 net) (09/00678/RMA). Permission now expired.
Littleport07	Littleport	Land adjacent 21-27 Lynn Road	0.11	54	6			6										Permission granted in 2006 for 6 dwellings (06/00097/FUL) but now expired. Part of larger site – see Table 2c. New application now pending for 6 dwellings on the additional area (12/00813/FUL).
Littleport08	Littleport	Land east of 33 The Holmes	0.19	42	8				8									Greenfield. 08/00355/F granted 27.6.08. Expired, but likely to be re-submitted.
Littleport09	Littleport	Land rear and south of 24 Barkhams Lane	0.28		6			6										Brownfield. 07/00875/O granted 24.9.07. Permission granted 25.10.10 (10/00463/RMA). Developers estimated delivery rates (as at 8.8.12)
Littleport10	Littleport	1 Grange Lane	0.76	21	16				16									Brownfield. 08/00567/FUM. Sheltered housing units granted 8.9.08. Expired but likely to be re-submitted.
Littleport11	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 12.1.10 (09/00917/OUT). Replacement application now pending for residential development (13/00240/OUT).
Littleport12	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.
Littleport13	Littleport	Land north of Grange Lane	2.1 1.7	40	68				34	34								Owned by development company. Intention to develop soon. No known delivery constraints.
Littleport14	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.

Site ref.	Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments	
						13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25
Littleport15	Littleport	Land at Orchard Lodge, Ely Road	0.58 0.52	30	16						16							Owner has indicated site is available for development. Pre-application discussions in 2013. Site will need to be accessed from Highfields farm estate road. No known constraints to delivery.
Littleport16	Littleport	Land south of The Paddocks	2.17 1.73	40	69				30	20	19							Pre-application discussions in October 2013. Land is available for development. Land will need to be accessed from Highfield Farm. No known constraints to delivery.
Soham07	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.
Soham08	Soham	Land rear of 48 to 64 Station Road	0.34		13			5	8									Greenfield. Permission granted on 15.4.09 (09/00034/F). Site sold in 2013.
Soham09	Soham	Land rear of 16 and 26 Mill Corner	0.3	30	9							6	3					The family who own the site have indicated that the land may come forward within Plan period.
Soham10	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.
Soham11	Soham	Land rear of 50 and 52 Foxwood South	0.28		8			8										Greenfield. Permission granted on 30.3.10 (09/00581/FUL). No known constraints to delivery.
Sutton02	Sutton	Land adjacent 123 High Street	0.63 0.56	41	23				10	13								Pre-application discussions held on 5.6.09. No known delivery constraints.
Sutton03	Sutton	Land to the north of 76 High Street	0.26	42	11									5	6			Owners have indicated land will come forward.
Sutton04	Sutton	Land west of Red Lion Lane	1.2	32	35					10	25							Owner has indicated could sell. No known constraints to delivery.
Witcham01	Witcham	Kings of Witcham	0.39	26	10			10										Currently a garage site. Current planning application pending for 10 dwellings (13/00734/OUM).
Witchford01	Witchford	Land east of Barton Close	0.38	38	16			8	8									Site owned by ECDC. Planning application pending for 16 affordable units (12/01137/FUM).
<b>TOTAL</b>					<b>592</b>	<b>0</b>	<b>4</b>	<b>118</b>	<b>165</b>	<b>112</b>	<b>128</b>	<b>29</b>	<b>11</b>	<b>3</b>	<b>10</b>	<b>12</b>	<b>0</b>	

Table 2b – Potential rural exception sites

Site ref.	Parish	Address	Site Area	Est. capacity	Estimated delivery rates							Further comments						
					13/14	14/15	15/16	16/17	17/18	18/19	19/20		20/21	21/22				
Burwell06	Burwell	Barkways extension		12				12										Greenfield. RSL involved and have had pre-application discussions.
Stretham03	Stretham	Land east of Meadowcroft		50 (includes 35 private)			10	20	20									Current planning application pending for 35 market dwellings and 15 affordable units on land controlled by Community Land Trust (14/00013/FUM).

Site ref.	Parish	Address	Site Area	Est. capacity	Estimated delivery rates							Further comments		
					13/14	14/15	15/16	16/17	17/18	18/19	19/20		20/21	21/22
Witchford02	Witchford	Main Street		8			8							Pre-application discussions held in July 2013. RSL involved.
<b>TOTAL</b>				<b>70</b>		<b>10</b>	<b>40</b>	<b>20</b>						

