

Housing Supply Background Paper

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1. Introduction

- 1.1 This document provides information on housing supply in the district in the Plan period between 2011 and 2031. It sets out how housing in the district will be delivered, and includes a housing trajectory, an affordable housing trajectory, and the Council's 'Five Year Housing Supply' assessment.
- 1.2 This document has been published to accompany consultation on Post-Hearing Modifications in April 2014. It provides an update to versions of this paper produced in February, September and December 2013.
- 1.3 Housing supply information is included in the Council's Annual Monitoring Report 2013. The AMR and this document can be viewed on the Council's website at www.eastcambs.gov.uk.

2. Housing trajectory

- 2.1 This housing trajectory looks at the potential delivery of housing in East Cambridgeshire over the Plan period between 2011 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 Strategic Housing Land Availability Assessment and the Cambridge Sub-Region Strategic Housing Market Assessment 2013), 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 2011 and 2031, based on the strategy set out in the draft Local Plan:
1. Completions 2011/12 – 2012/13
 2. Outstanding commitments on large sites
 3. Outstanding commitments on small sites
 4. Potential large specific sites within settlements
 5. Estimated rates for small windfall sites within settlements
 6. Potential rural exception sites
 7. Estimated rates for rural exception windfall sites
 8. Proposed Local Plan allocations
 9. Additional 'broad locations'
- 2.4 **1. Completions** – The housing trajectory includes dwellings already completed between 2011 and 2013 (2 financial years, i.e. from 1st April 2011 to 31st March 2013). This data has been taken from Cambridgeshire County Council's Annual Housing Monitoring Survey, and is set out in Table 1a. Historical data on completions between 2001/2 and 2012/13 is set out in Tables 1b and 1c below. This completions 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 (sources 4 and 6).
- 2.5 **2. Outstanding commitments on large sites** - This relates to sites capable of accommodating 5 or more dwellings. It includes sites with outstanding planning permission at 31st March 2013, and sites granted since 31st March 2013 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 2014). Delivery timescales have been informed by discussions with key landowners/developers and analysis of likely potential based on past delivery rates and strategic development opportunities in particular localities. Details of sites are set out in Tables 2a, 2b, 2c and 2d below. A discount has not been applied to account for non-delivery of schemes as historical data indicates that all outstanding commitments have been delivered in East Cambridgeshire or are anticipated to come forward soon.
- 2.6 **3. Outstanding commitments on small sites** – This source relates to small sites with outstanding planning permission, up to 4 dwellings (as at 31st March 2013), 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.
- 2.7 **4. Potential large specific 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 Strategic Housing Land Availability Assessment 2014). It includes both brownfield and greenfield sites within settlements. Delivery timescales have been informed by discussions with key landowners/developers and analysis of likely potential based on past delivery rates and strategic development opportunities in particular localities. 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. A discount has not been applied to this source as a judgement has already been applied on the likely delivery of sites. In addition, historical evidence shows that this source is probably an under-estimate, and it is likely that additional large specific sites will come forward over the Plan period that cannot be predicted at this stage.

- 2.8 **5. Small windfall 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. 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 20% to take account of a likely decrease in land availability and opportunities within settlement boundaries. Details are set out in Table 5 below.
- 2.9 **6. 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.
- 2.10 **7. Rural exception windfall 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 (non-garden land only, as for source 5) 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 Table 7 below.
- 2.11 **8. Housing allocations in the draft Local Plan** – Sites identified in the draft Local Plan (as proposed to be modified) 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 and past delivery rates. 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. A discount has not been applied to this source of supply, as a judgement has already been made relating to deliverability. In addition, analysis of historical data reveals strong delivery of previous allocations – with all either already completed or likely to be completed within the Plan period.
- 2.12 **9. Broad locations** – The proposed pre-hearing major modifications (October 2013) to the draft Local Plan propose that the housing requirement in the district over the Plan period 2011 to 2031 is 11,500 dwellings. The sources of housing supply listed above will meet the majority of this requirement. In the major modifications it is proposed that the shortfall will be

provided in 'broad locations' (e.g. not specified sites) and dealt by identifying specific additional sites through the next review of the Local Plan. The source is divided between the last 9 years of the Plan period, from the point at which the supply of dwellings from Local Plan allocations dips below 400 dwellings per year (e.g. from the year 2022/23 onwards).

Housing trajectory – sites and detailed data sources

1. Completions

Table 1a – Completions 2011/12 to 2012/13 (2 years - 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 11-13
Ashley			1			1
Bottisham	14	38	5			57
Brinkley						0
Burrough Green						0
Burwell		6	8		-1	13
Cheveley (excluding Newmarket Fringe)			4			4
Chippenham						0
Coveney			1			1
Wardy Hill (Coveney)						0
Dullingham					1	1
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	66	14	16		-1	95
Chettisham (Ely)						0
Prickwillow (Ely)			1		1	2
Queen Adelaide (Ely)			2		1	3
Stuntney (Ely)						0
Fordham		6	-2	31		35
Haddenham (excluding Aldreth)		6	1		1	8
Aldreth (Haddenham)			1			1
Isleham		15	5		-1	19
Kennett						0
Kirtling					1	1
Little Downham (excluding Pymoor)			4			4
Pymoor (Little Downham)						0
Little Thetford						0
Littleport (excluding Black Horse Drove)	37	58	7		1	103
Black Horse Drove (Littleport)						0
Lode (excluding Long Meadow)			1			1
Long Meadow (Lode)			1			1
Mepal			1			1
Newmarket Fringe (Cheveley and Woodditton)			-2			-2
Reach			1			1
Snailwell					1	1

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 11-13
Soham (excluding Barway)		235	20		5	260
Barway (Soham)						0
Stetchworth						0
Stretham		3	2		1	6
Sutton			9			9
Swaffham Bulbeck						0
Swaffham Prior		2	1			3
Upware			1			1
Wentworth					1	1
Westley Waterless					1	1
Wicken			3			3
Wilburton				6	5	11
Witcham			2		1	3
Witchford		5	2			7
Woodditton (excluding Saxon Street and Newmarket Fringe)			-2			-2
Little Ditton (Woodditton)			4			4
Saxon Street (Woodditton)						0
TOTAL	117	388	98	37	18	658

Table 1b – Completions 2001/2 to 2012/13 (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
2012-13	65	144	66	6	7	288
TOTAL	3026	1828	960	313	210	6337

Table 1c – Completions 2001 to 2013 (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 01-13
Ashley			9		8	17
Bottisham	42	52	28	26	2	150
Brinkley			1		2	3
Burrough Green			3	8	-1	10
Burwell	86	133	55	20	2	296
Cheveley (excluding Newmarket Fringe)		5	27	5	4	41
Chippenham			1	5	4	10
Coveney			1		1	2
Wardy Hill (Coveney)			6			6
Dullingham			7		16	23
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	1861	345	94		-1	2299
Chettisham (Ely)			2			2
Prickwillow (Ely)			20		1	21
Queen Adelaide (Ely)			3		1	4
Stuntney (Ely)			5			5
Fordham		23	25	44	5	97
Haddenham (excluding Aldreth)		63	46		9	118
Aldreth (Haddenham)			9			9
Isleham		31	43	16	11	101
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)	310	348	94	39	12	803
Black Horse Drove (Littleport)			5			5
Lode (excluding Long Meadow)			6		5	11
Long Meadow (Lode)			3			3
Mepal	84	17	14	4	3	122
Newmarket Fringe (Cheveley and Woodditton)	61	7	21		4	93
Reach			8			8
Snailwell			8		2	10
Soham (excluding Barway)	389	500	153	39	26	1107
Barway (Soham)			1			1
Stetchworth			9		6	15
Stretham		14	30	43	3	90
Sutton	133	138	69		2	342

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 01-13
Swaffham Bulbeck	28		-2		7	33
Swaffham Prior		2	7		3	12
Upware			1			1
Wentworth			8		0	8
Westley Waterless					2	2
Wicken			14	8	3	25
Wilburton		35	18	5	29	87
Witcham		5	9		3	17
Witchford	32	31	24	-2	4	89
Woodditton (excluding Saxon Street and Newmarket Fringe)			1		12	13
Little Dotton (Woodditton)			4			4
Saxon Street (Woodditton)		7	2			9
TOTAL	3026	1828	960	313	210	6337

2. Outstanding commitments on large sites

Table 2a. Housing allocations with outstanding planning permission at 31.3.13

Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.12	Total outstanding	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	
Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	310	340	40	40	50	50	50	50	40	20					Greenfield. 02/00950/RM granted 15 th April 2004 and 09/00761. Revised house types approved 22 nd December 2008. Total of 25 dwellings completed in 2012/13. Completions rate likely to increase as market picks up and in anticipation of opening of new secondary school in Sept. 2016.
TOTAL					340	40	40	50	50	50	50	40	20					

Table 2b. Housing allocations without full planning permission at 31.3.13

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		
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								26	26	26	26	26		Greenfield. Planning application for 128 dwellings received 27 th Nov. 2006, but invalid on receipt. Agent informed no intention to re-submit scheme in immediate future.
TOTAL				211						40	41	26	26	26	26	26		

Table 2c. Other large committed sites with outstanding planning permission at 31.3.13

Parish	Address	Area in ha	Total	Completions as at 31/3/13	Total outstanding	Estimated total per year						Further Comments
						13/14	14/15	15/16	16/17	17/18	18/19	
Burrough Green	Land south-west of Sheriffs Court		6	0	6		6					Planning permission for affordable housing. 12/00747/FUL.
Burwell	Cold storage unit, First Drove		6	0	6		6					Planning permission for 6 gypsy pitches (12/00434/FUL).
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 th August 2009 (09/00401/OUT). Full application approved 6 th Oct. 2011 (11/00403/RMA). All under construction at 31.3.13.
Ely	Land rear of Carey Close		25	0	25	15	10					Greenfield. 12/00722/RMA. All under construction at 31.3.13.
Ely	The Gardens, Lynn Road		19	0	19		19					Planning permission for affordable dwellings on exception site. 12/00867/FUL.
Littleport	Old Station Goods Yard	1.0	39	0	39		10	20	9			Brownfield. 07/00486/O granted 31 st July 2008. 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).
Littleport	15B Main Street		6	0	6		6					Brownfield. Change of use above and rear of shop. 12/00460/FUL
Littleport	Land at 21 -23 Lynn Road	0.28	7	3	4		4					Brownfield. 01/01081/F approved on 31 st January 2002. Under construction at 31/3/12 and 31/3/13..
Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	141	18	18						Brownfield. 07/01097/F granted on 18 th Dec. 2007. 15 under construction at 31.3.13.
Soham	Lion Mills	4.28	151	145	7 (net)	7						Brownfield. 07/00386/F granted on 19 th Dec. 2007. All under construction at 31.3.13.
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).
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.
Soham	Land rear of 7 and 7a Townsend	0.53	18	0	17 net			17				Greenfield. Outline permission granted on 21 st Oct. 2009 (09/00575/OUM).
Soham	Land rear of 82-90 Paddock St.	0.3	7	0	7			7				Permission granted on 6 th October 2010 (09/00950/FUL) subject to resolution of S.106. S.106 approved 7 th March 2011.
Stretham	Land rear of 7B Wilburton Road		8	0	8		8					Permission for affordable housing. 12/00551/FUL.
Sutton	West Lodge, 125	0.5	5	0	5	5						Brownfield. Outline approval granted for 5 houses

Parish	Address	Area in ha	Total	Completions as at 31/3/13	Total outstanding	Estimated total per year						Further Comments
						13/14	14/15	15/16	16/17	17/18	18/19	
	High Street											(08/00879/OUT) 27/11/2008. Reserve matters approved 2011 (11/00475/RMA) . All under construction at 31.3.13.
Swaffham Bulbeck	Mitchell Lodge Farm, Quarry Lane		7	0	7	7						Approval for conversion of barns to residential, original consent under 06/00863/FUL. Revised application approved 4/7/2012 (12/00031/FUL. All under construction at 31.3.13.
Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11	11						Greenfield. 08/00888/F granted for 11 gypsy and traveller pitches on 3 rd December 2008, and renewal granted 13.2.2012 (11/01056/FUM). 2 under construction at 31.3.13.
TOTAL					417	101	137	106	41	32	0	

Table 2d. Large committed sites with permission granted since 31.3.13, 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
					13/14	14/15	15/16	16/17	17/18	
Haddenham	Northumbria Close			24			24			Planning permission for affordable dwellings granted on appeal in August 2013 (12/00429/FUM).
Mepal	Manor Farm, School Lane			7			7			Planning permission approved in principle on 14 th January 2014 – Section 106 pending (13/00799/FUL).
Soham	17-21 Churchgate Street			5		5				Permission granted at Committee on 22 nd November 2013 for conversion to 5 flats (13/00395/FUL).
Stretham	21 Newmarket Rd,	0.18	77	14			14			Permission granted at Committee on 1 st 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.
TOTAL				50	0	5	45	0	0	

3. Outstanding commitments on small sites

The second column in table 3 below shows the number of outstanding commitments on small sites as at 31st March 2013. The final two columns are included here as further information only in relation to supply categories 5 and 7. These sources involve estimating future windfall rates on small sites within settlements and on rural exception sites (excluding garden land as required by the NPPF). However future projections need to take account of outstanding permissions – subtracting them from the total. The final two columns below provide the necessary analysis and breakdown, allowing this subtraction to take place, as set out in tables 5 and 7 below.

Table 3 Outstanding commitments on small sites at 31.3.2013 (less than 5 dwellings)

Parish/settlement	TOTAL outstanding commitments at 31.3.13 (net)	Small sites within settlements (excluding garden land)	Small sites outside settlements (excluding garden land, holiday lets and replacement dwellings)
Black Horse Drove	1		
Bottisham	2		2 (change of use)
Brinkley	1		1 (occupancy dwelling)
Burrough Green	2		1 (stud dwelling)
Burwell	17	5	1 (change of use)
Chippenham	3		3 (2 change of use, 1 agricultural dwelling)
Coveney	4	2	
Dullingham	5		2 (change of use)
Ely	20	10	2 (change of use)
Fordham	9	7	1 (intensification)
Haddenham	13	8	1 (change of use)
Isleham	9	7	
Kirtling	1		1 (stud dwelling)
Little Downham	6	4	2 (1 change of use, 1 agricultural dwelling)
Littleport	12	6	
Lode	1	1	
Newmarket Fringe	2	2	
Pymoor	2	2	
Prickwillow	7	4	
Soham	28	14	2 (1 change of use, 1 intensification)
Stetchworth	2		
Stretham	5	4	
Sutton	11	5	
Wardy Hill	1		
Westley Waterless	1		
Wicken	6	1	1 (change of use)
Wilburton	6	3	2 (gypsies)
Witcham	1		
Witchford	4		3 (1 occupancy dwelling, 2 change of use)
Woodditton	1		
TOTAL	183	85	25

4. Potential large specific windfall sites

Table 4 Potential large specific windfall sites (5+ dwellings)

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
Bottisham	Crystal Structures, Tunbridge Lane	0.8 0.6	-	18			10	8									Site was previously used for employment purposes, 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.
Bottisham	Land to the North-East of 20-42 Arber Close	0.1	50	5								5					Brownfield: (06/00917/FUL) Approved on the 2 nd Oct. 2006. Permission expired on 9 th 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	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.
Cheveley	Home Office bungalows, Little Green	1	30	30					15	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	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 Nov 2009, as 4 plots on allotment site. Application (10/00608/FUM) also refused on 10 th Sept 2010 for loss of allotment land and unsatisfactory parking provision. Further pre-application discussions held in Jan. 2014, with application for affordable housing anticipated soon.
Ely	32 Lisle Lane	0.35	38	13						13							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. Letter written to owner, and no response provided. However, is vacant site with no known constraints to delivery.

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
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			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.
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.
Fordham	Bassingbourn Manor Farm	3 2.4	30	72					36	36							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 soon and made representation to the Proposed Modifications in Oct. 2013.
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.
Isleham	55 Sun Street	0.37		5 net			5										Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted on 27 th Oct. 2009 for 6 units after demolition of 1 (5 net) (09/00678/RMA). Permission now expired.
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 th January 2010 (09/00917/OUT). Replacement application now pending for residential development (13/00240/OUT).
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	40	68				34	34								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	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.
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.
Littleport	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).

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
Littleport	Land east of 33 The Holmes	0.19	42	8				8									Greenfield. 08/00355/F granted 27 th 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 th September 2008. Expired but likely to be re-submitted.
Littleport	Land rear and south of 24 Barkhams	0.28		6			6										Brownfield. 07/00875/O granted 24 th Sep. 2007. Permission granted on 25 th October 2010 (10/00463/RMA). Developers estimated delivery rates (as at 8.8.12)
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 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.
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.
Soham	Land rear of 48 to 64 Station Road	0.34		13			5	8									Greenfield. Permission granted on 15 th April 2009 (09/00034/F). Site sold in 2013.
Soham	Land rear of 50 and 52 Foxwood South	0.28		8			8										Greenfield. Permission granted on 30 th March 2010 (09/00581/FUL). No known constraints to delivery.
Sutton	Land west of Red Lion Lane	1.2	32	35					10	25							Owner has indicated could sell. No known constraints to delivery.
Sutton	Land adjacent 123 High Street	0.63 0.56	41	23				10	13								Pre-application discussions held on 5 th June 2009. No known delivery constraints.
Sutton	Land to the north of 76 High Street	0.26	42	11						11							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 (13/00734/OUM).
Witchford	Land east of Barton Close	0.38	38	16			8	8									Site owned by the District Council. Planning application pending for 16 affordable units (12/01137/FUM).
TOTAL				622	0	4	118	165	148	162	0	11	3	5	6	0	

5. Small windfall sites within settlements

Table 5 – Small windfall sites within settlements – excluding garden land - estimated rate between 2013/14 and 2030/31 (18 years)

Parish/ settlement	Completions												Total 01-13	Projection 2013/14- 30/31 (av. x 18 yrs)	Manipulated projection 2013/14 – 30/31 (minus 20%)	Manipulated projection 2013/14-30/31 (discounting sites with pp in source 3)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13				
Ashley		3	2				1				1		7	10	8	8
Bottisham	1	5	2	4	1	1		2		2	2	1	21	32	26	26
Brinkley																
Burrough Green		2							1				3	5	4	4
Burwell	2	8		3	5	2	-1	3	4	4		1	31	46	36	31
Cheveley (excluding Newmarket Fringe)	4	1	3	2			1	2		1		4	18	27	22	22
Chippenham																
Coveney (excluding Wardy Hill)												1	1	1	1	(-1) = 0
Wardy Hill (Coveney)					3								3	5	4	4
Dullingham	2												2	3	2	2
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	8	14	8	3	4		4	4	6	2	2	10	65	98	78	68
Chettisham (Ely)							1	1					2	3	2	2
Prickwillow (Ely)	4	1	-5	7	-1	6	3		1			1	17	25	20	16
Queen Adelaide (Ely)						3			-1	-1		2	3	5	4	4
Stuntney (Ely)		1	3				1						5	7	6	6
Fordham	1	6	8	1		1	1	-1	1		-3	1	16	24	19	12
Haddenham (excluding Aldreth)		2	5	7	3	1			7	4			29	44	35	27
Aldreth (Haddenham)					2		2	1	2			1	8	12	10	10
Isleham	1	7	3		2	7	3			2		4	29	44	35	28
Kennett							1						1	1	1	1
Kirtling																
Little Downham (excluding Pymoor)	5	3	6	5	3	3	7	3	1		3	-1	38	57	46	42
Pymoor (Little Downham)					1		1						2	3	2	0
Little Thetford		2											2	3	2	2
Littleport (excluding Black Horse Drove)	9	5	5		8	4	7	5	1	6	2	3	55	82	65	59
Black Horse Drove (Littleport)					1		2						3	5	4	4
Lode (excluding Long	1	1							1			1	4	6	5	4

Parish/ settlement	Completions												Total 01-13	Projection 2013/14- 30/31 (av. x 18 yrs)	Manipulated projection 2013/14 – 30/31 (minus 20%)	Manipulated projection 2013/14-30/31 (discounting sites with pp in source 3)	
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13					
Meadow)																	
Long Meadow (Lode)				1									1	1	1	1	
Mepal	1	2		1	5		-1	1		3	1		13	19	15	15	
Newmarket Fringe (Cheveley, Woodditton)	1		4	-1	2		3	-1		5		-2	11	16	13	11	
Reach	2			1				2			1		6	2	7	7	
Snailwell			2					4	2				8	12	10	10	
Soham (excluding Barway)	12	19	4	12	19	12	5	4	4	-2	7	11	107	160	128	114	
Barway		1											1	1	1	1	
Stetchworth			2			-2	8	-1		1			8	12	10	10	
Stretham	2	2		2	2	2	1				2	2	15	23	18	14	
Sutton	9	1	8	4	6	1	3	3		1		6	42	63	50	45	
Swaffham Bulbeck							-2		-1	1			-2				
Swaffham Prior	-1			1			1		1	3		1	6	9	7	7	
Upware											1		1	1	1	1	
Wentworth			2		1	3							6	9	7	7	
Wicken (excluding Upware)	1			2			3		1	-1		3	9	14	11	10	
Wilburton			1	1	2	2						-1	5	7	6	3	
Witcham						2	1				2		5	7	6	6	
Witchford	3		-1		2	3				1	1		9	14	11	11	
Woodditton (excluding Saxon Street and Newmarket Fringe)	3										-2		1	1	1	1	
Little Ditton (Woodditton)												4	4	6	5	5	
Saxon Street (Woodditton)				-1	1					1			1	1	1	1	
TOTAL	71	86	62	55	72	51	56	33	30	33	21	52	622	933	746	662	

6. Potential rural exception sites

Table 6. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Est. capacity	Further comments										
				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.
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).
Witchford	Main Street		8			8								Pre-application discussions held in July 2013. RSL involved.
TOTAL			70		10	40	20							

7. Rural exception windfall sites

Table 7 – Rural exception windfall sites – excluding garden land - estimated rate for 2013/14 to 2030/31 (18 years)

Source type	Completions													Projection 2013/14 – 30/31 (av. X 18 yrs)	Manipulated projection 2013/14 – 2030/31
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	TOTAL 01-13		
Affordable housing	6	14	0	40	34	16	43	0	24	8	31	0	216	324	Minus large outstanding commitments (33) and AH on potential RE sites (35) = 256
Agricultural dwellings	2	2	1	0	21	2	0	2	2	1	1	1	35	23 [with 05/06 removed as anomaly]	Minus small outstanding commitments (2) = 21 Minus 20% = 17
Stud worker dwellings	6	6	2	10	9	8	5	8	0	1	2	0	57	86	Minus small outstanding commitments (2) = 84 Minus 30% = 59
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	0	0	12	18	Minus small outstanding commitments (2) = 16
Conversion	23	11	3	6	5	9	10	5	2	4	2	0	80	93 [with 01/02 anomaly removed]	Minus small outstanding commitments (15) = 78 Minus 10% = 70
Sub-division/intensif.	0	0	0	0	0	3	2	3	1	0	0	0	9	14	Minus small outstanding commitments (2) = 12
Gypsies and travellers and travelling showpeople	0	0	0	1	3	0	2	7	1	6	0	9	29	43	Minus small outstanding commitments (2) = 41
TOTAL	38	33	7	59	72	39	62	29	32	21	36	10	438	601	471

8. Housing allocations in the draft Local Plan

The sites below have been identified in the draft Local Plan (proposed modification dated April 2014 of the submission version February 2013) for housing development, or an element of housing development. Estimated densities and capacities are set out below.

The delivery dates and phasing estimates are broad estimates at this stage, given that site specific Masterplans have yet to be produced for these sites. The estimates have been informed by the extent of progress made towards submission of planning applications, discussions with developers, and knowledge about the state of the local housing market. Further details are set out in the table below.

Table 8 – Housing allocations

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																	Details
				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																Owner keen to progress application.
Barway - land east of 5 Barway Road	0.3	17	5			5															Owner keen to progress application.
Bottisham - Bell Road	1.7 gross 0.7 net	35	50		20	20	10														Draft Masterplan published for consultation in Oct. 2013 and currently being finalised. Planning application anticipated in 2014.
Burwell - Newmarket Road	20 gross	-	350		40	50	50	50	50	40	40	30									Draft Masterplan produced in April 2014 for consultation. Planning application anticipated in Sept. 2014. Delivery rates informed by discussion with developer.
Cheveley – rear of Star and Garter	0.2	10	2		2																Owner keen to progress application.
Cheveley – 199-209 High Street	0.75	24	18	5	13																Planning application submitted in Dec. 2013 for 15 dwellings. (13/01139/FUM).- currently pending.

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																	Details	
				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		
Ely - North	210 gross 117 net	26	3000		220	220	220	220	220	220	220	220	220	200	200	200	200	200	150	50	40	Strategic Masterplan and North Ely SPD completed in 2013. Two planning applications for a total of 2000 dwellings approved in principle at Committee on 28 March 2014 (11/01077/ESO and 13/00785/ESO). Delivery rate informed by developers.
Ely – The Grange	0.7 gross	-	50						50													Masterplan work completed in 2011. ECDC exploring options for relocation.
Ely – Paradise area	-	-	64					34	30													ECDC seeking to re-provide leisure facilities on alternative site – permission granted for new sports hall and pool off Downham Road in 2012. Funding options currently being explored.
Ely – Waitrose carpark	0.85	-	20								20											Future potential opportunity site.
Ely – Nutholt Lane	0.36	83	30									30										Future potential opportunity site.
Ely – Station Gateway	12.6	-	515		50	80	90	90	80	80	45											Draft SPD Masterplan on Station Gateway published in January 2014. Permission approved in principle by Committee in 2013 for relocation of Tesco's. Pre-application discussions held in 2013 with owners of Westmill Food site to north of Angel Drove.
Fordham – east of 24 Mildenhall Road	0.6	17	10		10																	Parish Council are keen to progress application.
Fordham – between 37-55 Mildenhall Rd	0.3	20	6			6																Owner intends to progress application.
Haddenham – Rowan Close	0.5	30	15		8	7																Owner keen to progress application.
Haddenham – New Road	0.8	30	24		12	12																Owner keen to progress application.

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																	Details
				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	
Isleham – land south-west of Lady Frances Court	0.56 gross	30	15		5	10															Owner keen to progress application. Pre-application discussions held in 2013 with ECDC.
Isleham – land at 5a Fordham Road	0.55 gross	18	10		5	5															Owner keen to progress application.
Isleham – west of Hall Barn road	1	12	12			2	10														Owner keen to progress application.
Isleham – Pound Lane	0.33	9	3		3																Owner keen to progress application.
Isleham – Church Lane	0.34	15	5			5															Owner keen to progress application.
Little Downham – west of Ely Road	1.2	21	25			15	10														Owners keen to progress application.
Littleport – Woodfen Road	10	25	250			45	50	55	50	50											Highways work completed in 2013. Masterplan work commenced in late 2013. Owner keen to progress application. New secondary school opening in Sept. 2016, which will assist delivery rates.
Littleport – west of Highfields	13.5 gross 9.5 net	32	300										35	35	40	40	40	40	40	30	Application likely to be submitted in longer term, once outstanding part of Highfields is more complete.
Prickwillow – Putney Hill Road	0.66 gross 0.59 net	17	10			10															Flood Risk Assessment completed in 2013. Owner keen to progress application.
Pymoor – north-east of 9 Straight Furlong	0.8	13	10			10															Flood Risk Assessment completed in 2013. Owners keen to progress application.
Soham – Brook Street	21.8 gross 13 net	30	400			60	60	60	50	50	50	50	20								Site technical work undertaken in 2013 on transport, ecology and flooding – along with initial concept masterplan.
Soham – Station Road	2 net	37	90			30	30	30													Site technical work largely completed in 2011. Consortium of landowners re-established in late 2013, with a view to bringing forward an application for the residential and commercial part of the scheme.

Location	Site Area (ha)	Density (net)	Est. capacity	Estimated delivery rates																	Details
				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 – Eastern Gateway	33 gross 16.7 net	33	600			60	80	80	80	60	60	60	60	60				Concept Masterplan completed in 2012. Currently being updated alongside technical work with a view to submission of an outline application. Delivery rates informed by discussion with developer.			
Soham – Church hall	0.4	-	10					10										Future potential opportunity site.			
Soham – Coop area	0.3	-	10					10										Future potential opportunity site.			
Sutton – north of The Brook	2.5 1.7	30	50			20	20	10										Owners keen to progress application.			
Swaffham Prior – Rogers Road	1 gross 0.9 net	22	20	10	10													Pre-application discussions held in late 2013 and local CLT established to deliver affordable housing element, Application expected very soon.			
Wentworth – land opposite Red Lion	0.15	13	2		2													Owner keen to progress application.			
Wentworth – land east of 1 Main Street	0.12	17	2			2												Owner keen to progress application.			
Wicken – north-west of The Crescent	0.2	25	5			5												Owner keen to progress application.			
Wicken – south of Church Road	0.2	25	5		5													Owner keen to progress application.			
TOTAL			5998	15	410	679	630	649	610	500	435	390	315	295	240	240	240	190	90	70	

9. Broad locations

The draft Local Plan (as proposed to be modified) includes an element of supply in ‘broad locations’ on the edge of Littleport and Soham. The specific boundaries of the sites, and the precise amount of dwellings which may be built in Littleport and the amount which may be built in Soham has not yet been determined – but will be the subject of a future Local Plan review. An analysis of the potential areas available on the edge of Soham and Littleport indicates there is sufficient supply of land in these locations to accommodate the proposed level of development.

A total of 2,300 dwellings are allocated to this source of supply. Very broad estimated phasing rates are set out in the table below. The source is divided between the last 9 years of the Plan period, from the point at which the supply of dwellings from Local Plan allocations dips below 400 dwellings per year (e.g. from the year 2022/23 onwards).

Table 9 – Broad locations

Broad locations	Further comments																
	14/15	15/16	16/17	17/18	18/19	19/20	20/19	21/20	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
TOTAL = 2300									256	256	256	256	256	255	255	255	255

Overview of supply in Plan period (2011/12 to 2030/31)

Overview of sources

Ref.	Source	Estimated number of dwellings
1c	Completions 2011-13	658
2a/b/c/d	Outstanding commitments – large sites	1018
3	Outstanding commitments – small sites	183
4	Potential large specific windfall sites	622
5	Small windfall sites within settlements	662
6	Potential rural exception sites	70
7	Rural exception windfall sites	471
8	Housing allocations in the draft Local Plan	5998
9	Broad locations	2300
	TOTAL	11,982

Overview by parish/settlement

Table refs.	1	2	3	4	5	6	8	
Parish/settlement	Completions 2011-13	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Local Plan allocations	Total 2011-31
Ashley	1				8			9
Bottisham	57		2	23	26		50	158
Brinkley			1					1
Burrough Green		6	2		4			12
Burwell	13	41	17	27	31	12	350	491
Cheveley (excluding Newmarket Fringe)	4			30	22		20	76
Chippenham			3					3
Coveney	1		4					5
Wardy Hill (Coveney)			1		4			5
Dullingham	1	5	5		2			13
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	95	125	20	62	68		3679	4049
Chettisham (Ely)					2			2
Prickwillow (Ely)	2		7		16		10	35
Queen Adelaide (Ely)	3				4			7
Stuntney (Ely)					6			6

Table refs.	1	2	3	4	5	6	8	
Parish/settlement	Completions 2011-13	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Local Plan allocations	Total 2011-31
Fordham	35		9	102	12		16	174
Haddenham (excluding Aldreth)	8	24	13		27		39	111
Aldreth (Haddenham)	1				10			11
Isleham	19		9	5	28		45	106
Kennett					1			1
Kirtling	1		1					2
Little Downham (excluding Pymoor)	4		6		42		25	77
Pymoor (Little Downham)			2				10	12
Little Thetford					2			2
Littleport (excluding Black Horse Drove)	103	537	12	209	59		550	1470
Black Horse Drove (Littleport)			1		4			5
Lode (excluding Long Meadow)	1		1		4			6
Long Meadow (Lode)	1				1			2
Mepal	1	7			15			23
Newmarket Fringe (Cheveley and Woodditton)	-2		2	25	11			36
Reach	1				7			8
Snailwell	1				10			11
Soham (excluding Barway)	260	228	28	44	114		1,110	1784
Barway (Soham)					1		10	11
Stetchworth			2		10			12
Stretham	6	22	5		14	50		97
Sutton	9	5	11	69	45		50	189
Swaffham Bulbeck		7						7
Swaffham Prior	3				7		20	30
Upware	1				1			2
Wentworth	1				7		4	12
Westley Waterless	1		1					2
Wicken	3		6		10		10	29
Wilburton	11	11	6		3			31
Witcham	3		1	10	6			20
Witchford	7		4	16	11	8		46
Woodditton (excluding Saxon Street and Newmarket Fringe)	-2		1		1			0

Table refs.	1	2	3	4	5	6	8	
Parish/settlement	Completions 2011-13	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Local Plan allocations	Total 2011-31
Little Ditton (Woodditton)	4				5			9
Saxon Street (Woodditton)					1			1
TOTAL	658	1018	183	622	662	70	5,998	9,211
7. Rural exception windfall sites	-	-	-	-	-	-	-	471
9 Broad locations	-	-	-	-	-	-	-	2,300
TOTAL								11,982

Housing Trajectory – Local Plan estimate 2011 to 2031

	11/12	12/13	13/14 Curr	14/15 1	15/16 2	16/17 3	17/18 4	18/19 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	TOTAL
Net additional dwellings – in previous years	370	288																			658
Outstanding commitments – allocations with permission (2a)			40	40	50	50	50	50	40	20											340
Outstanding commitments – allocations without permission (2b)							40	41	26	26	26	26	26								211
Outstanding commitments – other large committed sites (2c)			101	137	106	41	32														417
Outstanding commitments – large sites granted since 31.03.11 (2d)				5	45																50
Outstanding commitments – small sites (3)			61	61	61																183
Large potential sites within settlements (4)				4	118	165	148	162	0	11	3	5	6								622
Windfall estimates (small sites within settlements) (5)						45	45	44	44	44	44	44	44	44	44	44	44	44	44	44	662
Large potential rural exception sites (6)				10	40	20															70
Windfall estimates (rural exception sites) (7)						32	32	32	32	32	32	31	31	31	31	31	31	31	31	31	471
Local Plan allocations (8)				15	410	679	630	649	610	500	435	390	315	295	240	240	240	190	90	70	5998
Broad locations (9)												256	256	256	256	256	255	255	255	255	2300
HOUSING TRAJECTORY TOTALS	370	288	202	272	830	1032	977	978	752	633	540	752	678	626	571	571	570	520	420	400	11,982
Annualised Plan Target	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	11,500

Affordable housing trajectory – Local Plan estimate 2011 to 2031

	11/12	12/13	13/14 Curr	14/15 1	15/16 2	16/17 3	17/18 4	18/19 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	TOTAL
Net additional dwellings – in previous years	82	14																			96
Outstanding commitments – allocations with permission (2a)			11	12	13	14	13	13	13	13											102
Outstanding commitments – allocations without permission (2b)							12	12	8	8	8	8	7								63
Outstanding commitments – other large committed sites (2c)			19	51	25	10	9														114
Outstanding commitments – large sites granted since 31.03.11 (2d)					40																40
Outstanding commitments – small sites (3)																					
Large potential sites within settlements (4)					29	56	56	49		4		2	2								198
Windfall estimates (small sites within settlements) (5)																					
Large potential rural exception sites (6)				5	25	5															35
Windfall estimates (rural exception sites) (7)						18	17	17	17	17	17	17	17	17	17	17	17	17	17	17	256
Local Plan allocations (8)					103	156	209	192	187	162	148	129	80	95	75	75	75	75	45	30	1836
Broad locations (9)												77	77	77	77	77	77	76	76	76	690
Affordable housing trajectory	82	14	30	68	235	259	316	283	225	204	173	233	183	189	169	169	169	168	138	123	3,430

3. Five year housing supply

- 3.1 Government guidance in the NPPF (paragraph 47) 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 Council's monitoring year runs from 1st April to 31st March. The current year (1st April 2013 to 31st March 2014) is not counted as part of the five year supply. The supply assessment therefore covers the 5 year period from 2014/15 to 2018/19.

Housing supply

- 3.3 The housing trajectory indicates that a total of **4,089 dwellings are likely to come forward on deliverable sites over this 5-year period** – from outstanding commitments, potential large sites, windfall sites and proposed Local Plan allocations. Details are set out the tables above, and summarised in figure 1 below.

Housing requirement

- 3.4 The basic housing requirement for the five year period is 2,875 dwellings. This is based on the proposed housing target of 11,500 dwellings in Policy GROWTH 1 of the draft Local Plan, between 2011 to 2031 (as set out in the Modifications Consultation Paper in October 2013). This represents an annual target rate of 575 dwellings – or 2,875 dwellings over a five year period.
- 3.5 However, account also needs to be taken of any undersupply in the first three years of the Plan period. E.g. 2011/12 – 2013/14. There are two alternative methodologies for dealing with undersupply. The first methodology, which is advocated by the Government's National Planning Policy Guidance, involves distributing any shortfall within the first five years. This is known as the 'Sedgefield' methodology. The second alternative method involves spreading any undersupply over the whole Plan period and is known as the 'residual' or 'Liverpool' methodology. In order to accord with Government guidance, the 'Sedgefield methodology' has been used in this paper to inform the Council's official estimate of five year supply. However, the results of the residual or Liverpool methodology are also illustrated below for information purposes only.

'Sedgefield' housing requirement

- 3.6 In the period 2011-13 a total of 658 dwellings were completed. In the current monitoring year 2013/14 it is estimated a total of 202 dwellings will be completed. In total this represents a shortfall of 865 dwellings (e.g. supply of 860 against a 3 year target of 1725 dwellings). This undersupply needs to be added to the basic five year requirement of 2,875 – resulting in a requirement for 3,740 dwellings. The calculations are shown in Figure 2a below.
- 3.7 The NPPF also requires that an additional buffer of either 5% or 20% is added on top of this figure, rolled forward from later in the Plan period. The buffer of 5% is considered appropriate for East Cambridgeshire, as there has not been a persistent under-delivery of housing. A buffer of 5% equates to 144 dwellings (5% of 2875). This added to the five year target (as amended by the shortfall calculations) to produce an NPPF-compliant **five year requirement of 3,884 dwellings**. The calculations are shown in figure 2b below.

'Residual' or 'Liverpool' housing requirement

- 3.8 In the period between 2011/12 and 2013/14 a total of 860 dwellings have been completed or are projected to be completed. This leaves a residual requirement of 10,640 dwellings

over 17 years. A five year supply would therefore equate to 3129 dwellings. An additional 5% buffer, as required by the NPPF, would equate to 156 dwellings (3129 divided by 20). Therefore the total five year housing requirement, using the alternative Liverpool methodology, would be 3285 dwellings.

Conclusion

- 3.9 **The estimated delivery of 4,089 dwellings against the NPPF target of 3,884 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 105.3% of the target** (e.g. 4,089 divided by 3,885 x 100). This working is shown in Figure 3 below.
- 3.10 If the 5% rolled forward from later in the Plan period is excluded from the above calculations, it can be seen there is an estimated supply of 109.3%.
- 3.11 Using the alternative Liverpool methodology, it can be seen that an estimated supply of 4,089 dwellings against a target of 3,285 dwellings equates to a five year supply that meets 124.5% of the target (e.g. 4089 divided by 3285 x 100).

Figure 1 - Estimated Five Year Supply 2014/15 – 2018/19

Capacity source	Estimated number of dwellings
Outstanding commitments large (source 2a, b, c and d)	687
Outstanding commitments small (source 3)	122
Large potential sites within settlements (source 4)	597
Windfall sites (small) within settlements (source 3)	134
Large potential rural exception sites (source 6)	70
Windfall rural exception sites (source 7)	96
Proposed Local Plan allocations (source 8)	2,383
TOTAL	4,089

Figure 2a - Five Year Supply requirement 2014/15 – 2018/19 (taking account of shortfall in period 2011/12 – 2012/13: using Sedgfield methodology)

	Housing requirement	Estimated number of dwellings
A	Number of dwellings required in 20 year Plan period (2011/12 – 2030/31)	11,500
B	Annual target rate over Plan period (A divided by 20)	575
C	Basic five year housing requirement (B x 5)	2,875
D1	Completions 2011/12 – 2012/13	658
D2	Projected completions 2013/14	202
D3	Total actual/estimated completions 2011/12 – 2013/14	860
E	Target for period 2011/12 – 2013/14 (B x 3)	1725
F	Shortfall for period 2011/12 – 2013/14 (E – D3)	865
G	Five year housing requirement taking account of shortfall (C + F)	3,740

Figure 2b - Five Year Supply requirement 2014/15 – 2018/19 (taking account of shortfall and with 5% buffer from later in the Plan period: using Sedgfield methodology)

	Housing requirement including shortfall and 5% buffer	Estimated number of dwellings
H	Basic five year housing requirement (B x 5)	2,875
I	5% buffer (H divided by 20)	144
J	Total five year housing requirement taking account of shortfall and 5% buffer (G + I)	3,884

Figure 3 – Comparing Five Year supply against housing requirement (Sedgefield methodology)

	Performance against target	Estimated number of dwellings
K	Estimated five year housing supply	4,089
L	Total five year housing requirement (incorporating shortfall and 5% buffer)	3,884
	Five year supply surplus/deficit (K divided by L x 100%)	105.3%