

---

**TITLE: LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT 2013**

Committee: Development and Transport Committee

Date: 14<sup>th</sup> April 2014

Author: Sarah Ratcliffe, Forward Planning Officer

[N262]

---

1.0 ISSUE

1.1 To discuss the Annual Monitoring Report 2012/2013.

2.0 RECOMMENDATION(S)

2.1 That Members:

- i. Note the content of the AMR 2013 (attached as Appendix 1 to this report).
- ii. Recommend to the meeting of Full Council on 15<sup>th</sup> May 2014 that the Annual Monitoring Report 2013 is adopted by this Council.

3.0 BACKGROUND/OPTIONS

3.1 The AMR looks at the effectiveness of Local Plan policies, and the progress of LDF document preparation. This AMR covers the period from 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013.

4.0 ARGUMENTS/CONCLUSIONS

4.1 Some of the key findings are summarised below:

Sustainable development

- 91% of planning applications were approved
- 37% of dwellings were completed on previously developed land

Housing

- 288 dwellings (net) were completed, 14 of which were affordable
- Average density of completed dwellings was 34 dwellings per hectare
- 37% of completed dwellings were smaller 1 and 2 bedroom properties
- 3 gypsy/traveller pitches and 6 travelling showpeople plots completed
- Current five year housing supply meets 105% of the target (using conservative methodology)

### Employment and Retail

- Employment land increased by 6.3ha and floorspace by 1393m<sup>2</sup>
- 25,200 employee jobs
- 581m<sup>2</sup> of retail floorspace was developed
- Town centre retail vacancy rates across the district remained low at 3-4%

### Community

- 11 new/improved community facilities were completed and 2 premises unsuitable for continued community use were lost to other uses
- 2 Community Land Trusts were delivered

### Environment

- The district now has total installed renewable energy capacity of 64.7MW
- No permissions were granted contrary to Environment Agency advice
- National air strategy objectives were not met for nitrogen dioxide – further assessments are programmed

### Infrastructure

- No key infrastructure requirements were improved as CIL income is being pooled

4.2 Following this Development and Transport Committee, the AMR 2012/13 will need to be formally adopted by Full Council. The next scheduled Full Council meeting is due to be held on 15<sup>th</sup> May 2014.

## 5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 There are no additional financial implications arising from this report.

5.2 Equality Impact Assessment (INRA) not required.

## 6.0 APPENDICES

6.1 Appendix 1 – Annual Monitoring Report 2013

---

**Background Documents****Location****Contact Officer**

- National Planning Policy Framework (2012)
- East Cambridgeshire Core Strategy DPD (2009)
- East Cambridgeshire Draft Local Plan (2013)
- East Cambridgeshire Housing Supply Paper (March 2014)

Room 012  
The Grange,  
Ely

Sarah Ratcliffe  
Forward Planning Officer  
[sarah.ratcliffe@eastcambs.gov.uk](mailto:sarah.ratcliffe@eastcambs.gov.uk)  
01353 665555

# East Cambridgeshire District Council Local Development Framework

## Annual Monitoring Report 2012/13

<b>Executive Summary</b> .....	<b>3</b>
<b>1 Introduction</b> .....	<b>4</b>
<b>2 Spatial portrait</b> .....	<b>6</b>
Demographic structure.....	6
Socio-cultural issues.....	7
Economy.....	9
Housing and the built environment.....	10
Transport and spatial connectivity.....	11
<b>3 Plan making</b> .....	<b>12</b>
LDF progress.....	13
<b>4 Performance against key indicators</b> .....	<b>14</b>
Sustainable development.....	14
Housing.....	14
Employment.....	19
Retail and leisure.....	22
Community.....	24
Countryside.....	25
Environment.....	26
Heritage.....	30
Transport & Infrastructure.....	31
<b>Appendix 1 – Housing trajectory methodology &amp; calculations</b> .....	<b>33</b>
<b>Appendix 2 – Five year housing supply methodology &amp; calculations</b> .....	<b>55</b>

### List of indicators

Proportion of planning applications which are approved.....	14
New development on PDL.....	14
Housing land supply.....	15
Net additional dwellings.....	15
Number/proportion of dwellings completed in market towns, villages and the countryside.....	16
Delivery of dwellings on allocation sites.....	16
Housing mix.....	16
Housing density.....	17
Self build homes.....	17
Loss of mobile home pitches.....	17
Gross affordable housing completions.....	18
Number and proportion of affordable housing completions by location.....	18
Number of affordable homes provided on rural exception sites and community-led development sites.....	18
Dwellings completed that are suitable for the elderly or people with disabilities.....	18
Residential care completions.....	19
Net additional pitches for gypsies and travellers and plots for travelling showpeople.....	19
Delivery of employment growth on allocated sites.....	19
Number/proportion of employment development completed in market towns and villages (net floorspace).....	19
GPDO Prior Approval applications: office to residential.....	20
Net change in employment land.....	20
Employment land supply.....	20
New jobs created (net).....	21
New tourism related permissions.....	21
A1 retail floorspace in Ely Primary Shopping Frontage.....	22
Town centre retail vacancy rates.....	22

Total additional retail floorspace .....	22
Amount of retail floorspace lost to other uses within identified town centres .....	23
Amount of retail and leisure floorspace completed within identified town centres and out of centre sites....	23
Delivery of retail and leisure growth on allocated sites .....	23
Loss of community facilities .....	24
New or improved community facilities.....	24
Community led developments completed.....	25
Employment development in the countryside .....	25
Housing in the countryside.....	26
Horse racing and equestrian development .....	26
Planning appeals allowed following refusal due to design.....	26
Housing quality – building for life .....	26
Shopfront and advertisement applications.....	26
Strategic green infrastructure.....	26
Planning appeals allowed following refusal due to ‘harm to landscape character’ .....	27
Development in the Green Belt.....	27
Number of Code for Sustainable Homes certificates issued .....	28
Installed capacity for renewable energy generation .....	28
Change in areas of biodiversity importance.....	28
SSSI and CWS condition assessment.....	29
Permissions granted contrary to Environment Agency advice .....	29
Suitable developments incorporating SuDS .....	29
Number of Air Quality Management Areas .....	29
Annual average levels of nitrogen dioxide and fine particles.....	30
Listed Buildings on English Heritage’s Heritage at Risk Register.....	30
Buildings on Local List .....	30
Development affecting sites of archaeological interest.....	30
Enabling development associated with heritage assets .....	31
Delivery of key infrastructure requirements .....	31
Developments requiring a Transport Assessment.....	31
Number of new telecommunications masts approved .....	31
Developments in accordance with the Council’s parking standards.....	31

# Executive Summary

## Progress on the LDF

Key consultations on district-wide strategic matters and Village Visions were completed in advance of consultation on the pre-submission draft Local Plan. The CIL Charging Schedule was adopted.

## Key indicators

The main findings of this AMR are summarised below.

### Sustainable development

- 91% of planning applications were approved
- 37% of dwellings were completed on previously developed land

### Housing

- 288 dwellings (net) were completed, 14 of which were affordable
- Average density of completed dwellings was 34 dwellings per hectare
- 37% of completed dwellings were smaller 1 and 2 bedroom properties
- 3 pitches for gypsies/travellers and 6 plots for travelling showpeople were completed
- Current estimated five year housing supply meets 105% of the target

### Employment

- Area of employment land increased by 6.3ha and floorspace increased by 1393 sq m
- There were 25,200 employee jobs
- 5 schemes relating to tourism were developed

### Retail and Leisure

- 61% of retail units in Ely Primary Shopping Frontage were A1
- Town centre retail vacancy rates remained low: 4% in Ely and Littleport, 3% in Soham
- 50 sq m convenience (food) and 531 sq m comparison (non food) retail floorspace was developed

### Community

- 11 new/improved community facilities were completed and 2 premises unsuitable for continued community use were lost to other uses
- 2 Community Land Trusts were delivered

### Countryside

- 4 employment developments did not fit with policies but all had special circumstances/benefits
- No dwellings were completed in the countryside

### Environment

- Improvements were made to Ely Country Park and the Green Fen Way
- There was no development in the Green Belt
- The district now has total installed renewable energy capacity of 64.7MW
- No permissions were granted contrary to Environment Agency advice
- National air strategy objectives were not met for nitrogen dioxide – further assessment programmed
- 22 historic buildings/monuments were identified as being at risk

### Infrastructure

- No key infrastructure requirements were improved as CIL income is being pooled

# 1 Introduction

- 1.1 The Local Development Framework (LDF) is the District Council's statutory development plan for East Cambridgeshire. The LDF sets a framework for the future growth of the district, identifying where, how much and when new housing, employment and infrastructure will be delivered.
- 1.2 The main document in the LDF will be the Local Plan. This will include a vision for growth and strategic policies and identify sites for development and the delivery of infrastructure. The new plan will cover the period up to 2031. Up until the adoption of this revised document, the adopted Core Strategy and saved policies will continue to provide the statutory planning framework.
- 1.3 The Annual Monitoring Report (AMR) provides information on a range of development related statistical matters, progress on the implementation of the Local Development Framework (LDF) and monitoring of the implementation of planning policy. This AMR covers the reporting year from **1<sup>st</sup> April 2012 – 31<sup>st</sup> March 2013**. It has been prepared in accordance with the requirements now set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Localism Act (2011) removed the requirement for Councils to produce an annual monitoring report for Government, while retaining the overall duty to monitor. Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor. A full review of local indicators has been carried out alongside the preparation of the Local Plan to ensure that the emerging policies can be monitored effectively. The Local Plan was examined by an independent Inspector in February 2014 and is due to be adopted later in the year.

## Structure of the report

- 1.5 The report covers the key requirements of Annual Monitoring Reports, to:
- Review LDF progress against the timetable and milestones set out in the LDS
  - Assess the extent to which policies are being implemented, including the number of additional dwellings delivered in the district
  - Where policies are not being implemented, to explain why and set out what steps are required to ensure they are implemented
  - Identify the significant effects of applying policies and whether they are as intended
  - Set out whether policies are to be amended
  - Detail any neighbourhood development orders or neighbourhood development plans
  - Outline what action has been taken in relation to the duty to cooperate
  - Report on progress in relation to the Council's Community Infrastructure Levy (CIL)

- 1.6 The AMR is divided into three main chapters:

Spatial Portrait – a snapshot of the district's main characteristics. Key characteristics of the district are described by a series of **Contextual Indicators** which examine the wider social, environmental and economic background against which planning policy operates.

Plan Making – a review of progress on the East Cambridgeshire LDF including whether the timetable / milestones in the Local Development Scheme (LDS) are being achieved. **Process Indicators** highlight the progress that has been made.

Performance against key indicators – addresses issues of particular local importance by reporting on a suite of **Local Indicators**.

- 1.7 The AMR will be published on the Council's website at [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk) as soon as possible after adoption by Full Council in Spring 2014. Publication of this year's report has been delayed due to the examination hearings on the Local Plan in February.

### **Data sources**

- 1.8 Information for this AMR comes predominantly from monitoring carried out on the Council's behalf by Cambridgeshire County Council (CCC). This involves an annual survey of sites with planning permission for residential, employment and retail use for evidence of completion, construction or non-implementation. The District Council has also carried out some further research and survey work.



## 2 Spatial portrait

- 2.1 East Cambridgeshire is a predominantly rural district located to the north-east of Cambridge. The District covers an area of 655km<sup>2</sup>, and has a population of 84,700 (mid-2012 estimates, CCC). The district contains 3 market towns, and 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.
- 2.2 The nearby city of Cambridge (population 126,500), as a major economic, social and cultural centre, exerts a significant influence over the whole district. The success of the Cambridge economy has caused the district to experience considerable recent pressure for housing growth. However, the pace of economic growth has not matched that of housing growth which has meant a significant recent increase in the level of out-commuting, and the associated problems of congestion and pollution. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 2.3 Unemployment in the district remains low by regional and national standards. Important sectors include business services, manufacturing, wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport, Sutton and close to the A14 at Snailwell.
- 2.4 The district can be broadly divided into two sub-areas. The northern part of the district is characterised by low-lying intensively farmed fenland – with many settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, with much of the land at or below sea-level. The area contains the market towns of Ely, Soham and Littleport and a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower and deprivation is more marked. Although it is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing. The area has also been a focus for most of the housing growth in the district over the last 20 years, with large new estates built in the market towns. The main service and commercial centre is Ely (population 19,180), whilst Soham (population 10,720) and Littleport (population 7,880) both serve more local catchments and have lower scales of commercial and retail provision.
- 2.5 The district contains a number of sites of particular importance for biodiversity, including 3 internationally important wildlife sites at the Ouse Washes, Wicken Fen and Chippenham Fen. There are also 20 Sites of Special Scientific Importance and 80 County Wildlife Sites – as well as areas identified as important for wildlife in the Cambridgeshire Biodiversity Action Plan. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the fenland rivers and waterways.

### Contextual indicators

- 2.6 This section reports on the contextual indicators for the district of East Cambridgeshire. County, regional and/or national comparators are provided as appropriate.

### Demographic structure

- 2.7 **Population:** The population of East Cambridgeshire is **84,700** (mid-2012 estimates, CCC). The Table below shows the growth in population and dwellings in the neighbouring districts and Cambridgeshire as a whole. The pace of growth has slowed in recent years but the district remains the fastest growing in Cambridgeshire in terms of dwellings and the second fastest in terms of population.

## Population and Dwelling Stock

	Population			Total Dwellings		
	2001 (census)	mid-2012 (CCC)	% Change 2001-2012	2001	2012	% Change 2001-2012
Cambridge City	109,900	126,500	16.2%	43,400	48,600	12.0%
<b>East Cambs</b>	<b>70,900</b>	<b>84,700</b>	<b>15.7%</b>	<b>30,600</b>	<b>36,100</b>	<b>18.0%</b>
Fenland	83,700	95,600	14.5%	36,300	42,300	16.5%
Huntingdonshire	157,200	171,100	9.0%	65,100	72,300	11.2%
South Cambs	130,500	149,300	14.8%	53,600	62,400	16.4%
Cambridgeshire	552,200	627,200	13.5%	229,000	261,700	14.3%

Source: CCC/Census

- 2.8 Age profile:** The age profile of the district's population is broadly comparable to the county average (below). East Cambridgeshire has an ageing population. The percentage of children and young people (0-19) is forecast to decrease by 2% between 2009-2031, whilst the proportion of people aged 65 or over is expected to rise to 22.5% by 2021 and 26% by 2031 (Local authority population forecasts by age, 2010-2031: CCC).

### Population Age Group Estimates

Age Group	East Cambs		Cambridgeshire	
	Number	% Population	Number	% Population
0-4	5,500	6.5%	36,800	6%
5-14	9,800	11.7%	68,500	11%
15-24	8,700	10.4%	83,700	13.5%
25-44	23,200	27.7%	172,600	27.8%
45-64	22,400	26.7%	159,300	25.6%
65-74	7,500	9%	53,200	8.6%
75-84	4,800	5.7%	33,200	5.3%
85+	1,900	2.3%	13,900	2.2%
<b>TOTAL</b>	<b>83,800</b>	<b>100.0%</b>	<b>621,200</b>	<b>100.0%</b>

Source: CCC/Census 2011

- 2.9 Ethnic origin:** data on East Cambridgeshire's ethnic diversity is provided in the 2011 Census. The district has a non-white population of 3.7%, compared to 2.1% in 2001. This compares with a non-white population of 7.4% for Cambridgeshire as a whole (4.1% in 2001). At the time of the 2011 Census, the district had 239 Gypsy and Travellers (0.3%).

- 2.10 Life expectancy:** The life expectancy at birth for East Cambridgeshire residents is relatively high in county and regional terms (below).

### Life Expectancy at Birth (in years)

	East Cambridgeshire			Cambridgeshire			East of England		
	07-09	08-10	09-11	07-09	08-10	09-11	07-09	08-10	09-11
Males	80.5	80.9	80.9	79.6	79.9	80.4	79.3	79.5	79.9
Females	83.4	84.1	84.5	83.4	83.8	84.4	83.0	83.3	83.7

Source: Office for National Statistics

## Socio-cultural issues

- 2.11 Deprivation:** East Cambridgeshire is relatively less deprived than Fenland and Cambridge and more deprived than Huntingdonshire and South Cambridgeshire. District-wide, East Cambridgeshire is ranked on average at 269 among 326 local authorities in England (where a rank of 1 is the most deprived and 326 is the least deprived). This shows that the district is considerably less deprived than other areas nationally (Source: Index of Multiple Deprivation 2010).

- 2.12 Crime:** Levels of crime in the district remain relatively low (below). The East Cambridgeshire Community Safety Partnership have published the Community Safety Plan for 2011-14 which can be viewed online at: <http://www.eastcamb.gov.uk/sites/default/files/crime/eastcambssafetystat201114pdf.pdf>

Notifiable Offences Recorded by the Police

Area	Year	Violence with injury	Robbery	Domestic burglary	Vehicle offences	Sexual offences
		Number of Offences	Number of Offences	Number of Offences	Number of Offences	Number of Offences
East Cambridgeshire	11/12	173	11	226	512	45
	12/13	164	4	245	359	35
Cambridge City	11/12	706	81	460	745	122
	12/13	493	82	350	676	104
Fenland	11/12	523	44	283	606	90
	12/13	409	47	298	409	88
Huntingdonshire	11/12	592	58	474	790	121
	12/13	471	38	583	844	98
South Cambridgeshire	11/12	319	25	370	593	64
	12/13	262	17	385	580	61

Source: Office for National Statistics

- 2.13 Unemployment:** Unemployment rose to 2.2% in the district during the monitoring period. This trend was comparable with the eastern region as a whole (below).

Unemployment rates and Comparators

	April 2010		April 2011		April 2012		April 2011 to April 2012
	No.	%	No.	%	No.	%	% Change
East Cambridgeshire	1,173	2.4	1,081	2.0	1168	2.2	+0.2
Cambridgeshire	9,441	2.5	8,603	2.1	9086	2.2	+0.1
East of England		3.4		3.0		3.2	+0.2
Great Britain		4.1		3.7		4.0	+0.3

Source: NOMIS Neighbourhood Statistics (Job Seeker Allowance Claimant Count area statistics)

- 2.14 Educational Attainment:** At GCSE level, 74.5% of pupils attending schools in East Cambridgeshire achieved 5 or more A\*-C passes.
- 2.15 Post-16 Education:** In 2011 88.4% of students in East Cambridgeshire stayed on in full-time education at 16+, 0.4% were in full time training, 6.9% in full time employment and 2.6% of leavers were not in education, employment or training (NEET). Source: CCC
- 2.16 Qualification levels:** The level of educational achievement of the district's workforce is above the regional and national average at the higher NVQ levels (below).

Qualification levels of 16-64 year olds

Qualification Level	East Cambridgeshire	East Cambridgeshire (%)	East of England	Great Britain
NVQ4 and above	19,583	29.0%	25.7%	27.4%
NVQ3	7,700	11.4%	11.8%	12.4%
NVQ2	10,556	15.6%	16.2%	15.2%
NVQ1	8,844	13.1%	14.6%	13.3%
No qualifications	14,127	20.9%	22.5%	22.5%

Source: ONS (2011)

## Economy

- 2.17 Employment sectors:** The Table below shows the latest figures for employment by industry in East Cambridgeshire. Major employers in the district include Shropshires (Gs), Turners, DS Smith, JDR Cables, Life Fitness, Thurlow Nunn Standen and Tesco.

### Employment by Industry in East Cambridgeshire

Industry	2011	
	Number	%
Agriculture, forestry and fishing	1465	3.3
Manufacturing	4609	10.5
Construction	4055	9.2
Wholesale and retail trade	6478	14.7
Transport and storage	1956	4.5
Accommodation and food service	1487	3.4
Information and communication	1945	4.4
Financial and insurance	939	2.1
Professional, scientific and technical	3848	8.8
Administrative and support service	1675	3.8
Public administration and defence	1862	4.2
Education	4957	11.3
Human health and social work	4681	10.7

Source: 2011 Census

Note: % is a proportion of total employee jobs

- 2.18 Business demography:** In East Cambridgeshire there were 335 business births and 325 business deaths in 2012. There were 3,665 active businesses in East Cambridgeshire during 2012, an increase of 30 on 2011 (source: ONS Business Demography 2012).
- 2.19 Employment by occupation:** The latest employment by occupation figures are shown below. The survey estimates that associate professional and technical occupations are now the highest employers in the district, followed by professional occupations.

### Employment by Occupation

Occupation	East Cambridgeshire		East of England	Great Britain
	2011/12	2012/13	2012/13	2012/13
Managers, directors and senior officials	13.0%	9.6%	11.1%	10.2%
Professional occupations	22.3%	15.8%	19.6%	19.6%
Associate professional & technical	13.1%	16.8%	14.8%	14.1%
Administrative & secretarial	7.6%	12.2%	11.4%	10.9%
Skilled trades occupations	9.8%	7.7%	10.6%	10.4%
Caring, leisure and other service occupations	10.3%	14.0%	8.5%	8.9%
Sales and customer service occupations	10.2%	*	7.5%	8.0%
Process plant & machine operatives	*	*	6.2%	6.3%
Elementary occupations	8.0%	10.6%	9.7%	10.9%

Source: ONS Annual Population Survey

Notes: \* Sample size too small for reliable estimate. % are for those of 16+.

- 2.20 Economic activity rate:** The economic activity rate in East Cambridgeshire (i.e. the labour force as a proportion of the population) fell in 2012 despite slight annual increases at the regional and national level (overleaf).

### Activity rates in East Cambridgeshire and comparator areas

Year	East Cambridgeshire	East of England	Great Britain
Jan 10 – Dec 10	87.4%	78.7%	76.2%
Jan 11 – Dec 11	84.0%	79.6%	76.6%
Jan 12 – Dec 12	81.6%	80.3%	77.3%

Source: Nomis local area labour force survey

- 2.21 Gross weekly pay for full-time employees:** Median gross weekly earnings in East Cambridgeshire increased by £33.20 (7.4%) in 2013 (below). Using this measure, East Cambridgeshire remains the fourth highest earning district in the county.

### Median gross weekly earnings by workplace – all full-time workers

	2011 (£)	2012 (£)	2013 (£)
East Cambridgeshire	462.80	445.90	479.10
Cambridge City	553.00	585.90	573.90
Fenland	400.50	415.50	446.20
Huntingdonshire	497.90	488.60	519.30
South Cambridgeshire	586.00	606.20	599.50
East of England	494.50	495.20	505.00

Source: ONS annual survey of hours and earnings - workplace analysis

## Housing and the built environment

- 2.22 Housing tenure:** The percentage of households who own their own property is slightly higher in the district than for the county as a whole, but has fallen by 2.9% in 10 years. The difference between the District and County figures for rented properties is due to the transfer of former East Cambridgeshire housing stock to Hereward Housing (now Sanctuary Hereward). The percentage split remains very similar to the 2001 Census figures, with a slight increase in private rented, likely due to the economic downturn.

### Households and Tenure in East Cambridgeshire

	Total Households	Owner Occupied	Local Authority	Housing Association	Private Rented	Other
East Cambridgeshire	34,614	70%	1.3%	13.0%	13.2%	2.5%
Cambridgeshire	251,241	67.2%	6.3%	9%	16%	1.5%

Source: 2011 Census

- 2.23 House prices:** The average house in the district cost over £212,000 in 2011. It is estimated that 42% of households are unable to afford to purchase a lower quartile home (SHMA 2013 update). There are therefore continuing concerns about housing affordability in the district.

### House Prices and Affordability in East Cambridgeshire

	2009	2010	2011
Mean house price	197,212	215,673	212,485
Median house price	171,000	189,498	185,000
Lower quartile house price	135,000	147,500	145,000
Lower quartile affordability ratio <sup>1</sup>	7.22	8.13	8.50

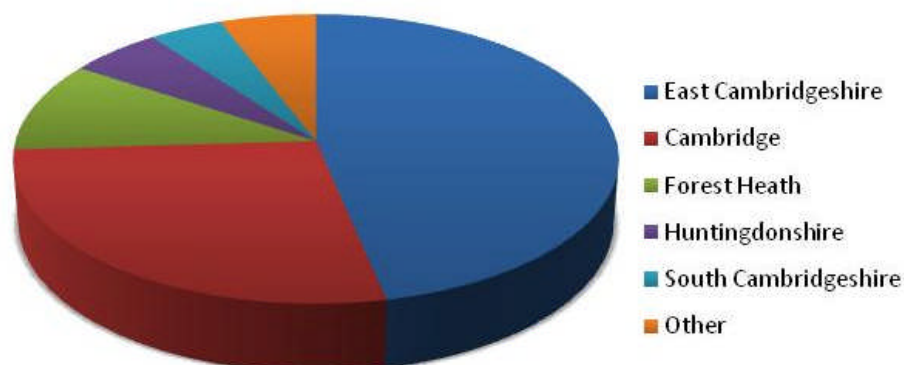
Source: Land Registry and ASHE

<sup>1</sup> The most widely used housing affordability indicator is the 'lower quartile affordability ratio': the ratio of lower quartile house prices to lower quartile earnings (Housing Affordability: A fuller picture. NHPAU, 2010)

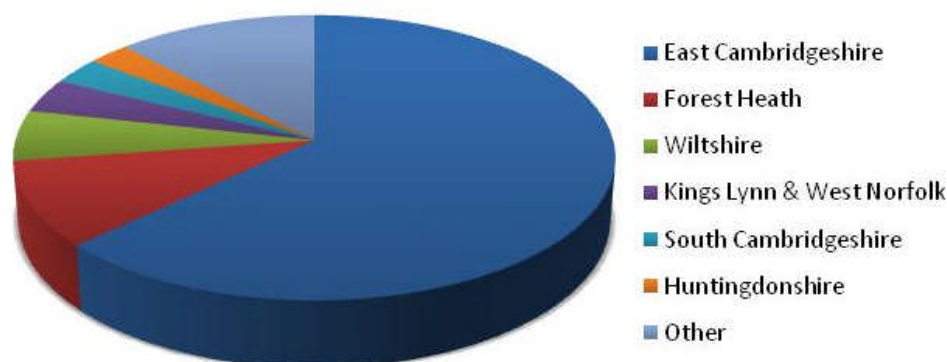
## Transport and spatial connectivity

**2.24 Commuting:** there are significant levels of commuting in and out of the district, with 47% of employed residents out-commuting, and 37% in-commuting. Figures 2.1 and 2.2 show the workplace of residents and the origin of the district's working population. It is unclear why the data indicates significant inward commuting from Wiltshire residents.

Outward commuting flows (2011)



Inward commuting flows (2011)



Source: *Commuting patterns from the Annual Population Survey, Great Britain, 2010 and 2011*

**2.25 Station usage:** East Cambridgeshire has 5 railway stations: Ely, Littleport, Shippea Hill, Kennett and Dullingham, but the latter three have very limited services. Usage of all stations increased over the monitoring year with the exception of Shippea Hill which saw a reduction in usage once more (below).

Station Usage in East Cambridgeshire Stations and Comparators

Station	Entries & Exits		
	2009-10	2010-11	2011-12
Ely	1,579,948	1,731,956	1,824,034
Littleport	149,428	178,254	199,798
Shippea Hill	942	812	378
Kennett	14,542	18,878	20,234
Dullingham	24,308	26,476	27,466
Cambridge	7,661,146	8,245,416	8,823,274
Waterbeach	266,020	301,376	312,220
Huntingdon	1,542,100	1,629,780	1,673,204

Source: *Office of Rail Regulator (ORR)*

### 3 Plan making

- 3.1 This chapter reviews progress on the East Cambridgeshire LDF. The statutory development plan for the district in the 2012/13 monitoring period comprised the East Cambridgeshire Core Strategy 2009, East Cambridgeshire Local Plan 2000 (saved policies<sup>2</sup>) and the Cambridgeshire and Peterborough Structure Plan 2003 (saved policies). Progress on the Local Plan is discussed as its preparation is at an advanced stage.
- 3.2 The requirement is to monitor progress between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013, but more recent progress is also included.

Table 3.1a Summary of Progress on DPDs

Document	Latest Milestones	Date Completed	Date Scheduled
<b>Core Strategy and Proposals Map</b>	Adoption	Oct 2009	
<b>Local Plan and Proposals Map</b>	Submission of Final Plan to Government	Aug 2013	
	Examination		Feb 2014
	Adoption		Autumn 2014
	Commencement of partial review		2015
<b>Local Development Scheme</b>	Adoption	Oct 2011	

Table 3.1b Summary of Progress on SPDs

SPD Type	Document	Status	Date
<b>Conservation Area Appraisal</b>	Ashley	Adopted	2010
	Burwell High Town	Adopted	2010
	Burwell North Street	Adopted	2010
	Dullingham	Adopted	2010
	Ely	Adopted	2010
	Haddenham	Adopted	2010
	Hill Row Haddenham	Adopted	2010
	Little Downham	Adopted	2013
	Littleport	Adopted	2011
	Soham	Adopted	2010
	Stretham	Adopted	2010
	Sutton	Adopted	2013
<b>Topic</b>	Buildings of Local Interest	Consultation on methodology	Summer 2013
	Community-led development	Consultation on draft	Nov 2013
	Contaminated Land	Adopted	2010
	County Wildlife Sites	Adopted	2010
	Design Guide	Adopted	2012
	Developer Contributions	Adopted	2013
	Ely Traffic and Environment Study	Consultation results with project shortlist	October 2011
	Renewable Energy Development	Consultation on draft	Spring 2014
<b>Site-specific masterplan / development brief</b>	Shop Fronts Design Guide	Adopted	2010
	Ely Station Gateway	Consultation on draft	Spring 2014
	Land East of Bell Road Bottisham	Consultation on draft	Oct 2013
	North Ely Joint Strategic Masterplan	Draft	June 2013
	Newmarket Road, Burwell	Consultation on draft	Spring/Summer 2014

<sup>2</sup> Following adoption of the Core Strategy, 15 Local Plan (2000) policies remain 'saved'.

## **LDF progress**

**3.3** The following milestones were achieved between April 2012 and March 2013:

- Consultation on district-wide strategic matters completed (April 2012)
- Public consultation on Village Visions completed (July 2012)
- Consultation on pre-submission draft Local Plan (February/March 2013)
- CIL Charging Schedule adopted (December 2012)

**3.4** Since April 2013 further milestones have been achieved or have commenced:

- Local Plan submitted to Government (August 2013)
- Consultation on Proposed Major Modifications to the Local Plan (October/November 2013)
- Examination of the Local Plan (February 2014)




## **Planning appeal statistics**

**3.5** During this monitoring period the Planning Inspectorate determined **12** planning appeals. The Council achieved a success rate of **58%** on appeals with 7 dismissed and 5 allowed. Nationally, 65% of appeals were dismissed (source: Planning Inspectorate Statistical Report: England 2012-13).




## 4 Performance against key indicators

### Key to symbols

-  On target
-  Off target
-  For information only

### Sustainable development


#### Proportion of planning applications which are approved

Target	Maintain above the national average
Related Local Plan policies	GROWTH 5
Related strategic objectives	1, 2, 3, 4, 5, 6, 7, 8, 9
Data source	East Cambridgeshire District Council / CLG
Summary of results	

- 4.1 A total of **676** planning applications were approved by the Council in the monitoring period. This equates to an approval rate of **91%**, compared to the national average of **88%** (source: DCLG planning applications statistics).

#### Previously developed land (PDL)

#### New development on PDL

Target	Maximise
Related Local Plan policies	GROWTH 4
Related strategic objectives	1, 2
Data source	Cambridgeshire County Council
Summary of results	

- 4.2 The percentage of housing and employment floorspace completed on PDL is shown below. Overall, there has been an increase in the proportion of housing completions in the district on PDL since 2001.

#### Housing and employment delivery on previously developed land

	Housing	Employment		
		B1	B2	B8
Proportion of completions on PDL (monitoring year)	53.9%	48.6%	51.2%	99.8%
Proportion of completions on PDL (Plan period)	58.7%	75.1%	51.2%	93.9%


### Housing

- 4.3 The delivery of new dwellings is a key focus for the Council. The adopted Core Strategy sets a target for 10,320 dwellings to be delivered within East Cambridgeshire from 2001-2025. Policy GROWTH 1 of the emerging Local Plan requires 11,700 dwellings to be provided in East Cambridgeshire over the Plan period 2011-2031.
- 4.4 The 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 and analysis of historical delivery rates and potential future trends. Appendix 1 details the sources of supply.

**4.5** In summary, the estimated housing supply for the Plan period comprises:

Source	Estimated supply
Completions 2011-13	658
Outstanding commitments – large sites	1,006
Outstanding commitments – small sites	183
Large potential sites within settlements	568
Windfall estimates for small sites within settlements	893
Large specific rural exception sites	85
Windfall estimates for small rural exception sites	431
Proposed Local Plan allocations	5,900
Broad potential locations	1,776
<b>TOTAL</b>	<b>11,500</b>

*Housing land supply*

Housing land supply	
Target	Minimum 5 years housing land supply
Related Local Plan policies	GROWTH 1
Related strategic objectives	2, 8
Data source	Cambridgeshire County Council
Summary of results	


**4.6** Government guidance in the NPPF requires local authorities to ensure that, at any point in time, there is a supply of suitable, available and achievable housing sites for the next 5 years. An additional supply of 5% also needs to be included to allow flexibility, rolled forward from the later part of the Plan period.

**4.7** The five year supply assessment was updated in March 2014 following the Local Plan examinations. The most recent assessment therefore covers the period 2014/15-2018/19 (the current year 2013/14 is not counted as part of the five year supply).

**4.8** 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 and proposed Local Plan allocations. Detailed calculations are summarised in Appendix 2.

- Using the ‘Sedgefield’ methodology – the estimated supply of dwellings meets 105.3% of the target.
- Using the ‘residual’ or ‘Liverpool’ methodology – the estimated supply of dwellings meets 124.5% of the target.


*Net additional dwellings*

Net additional dwellings	
Target	575 dwellings per annum (over the plan period)
Related Local Plan policies	GROWTH 1
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	 Above expected level of housing delivery

**4.9** A total of **288 dwellings (net)** were completed in the 2012/13 monitoring year. This compares to a prediction of 204 dwellings in the 2012 housing trajectory. A total of **658 dwellings (net)** were completed between 2011-2013. An additional **9,066 dwellings (net)** are predicted to come forward up to 2031.

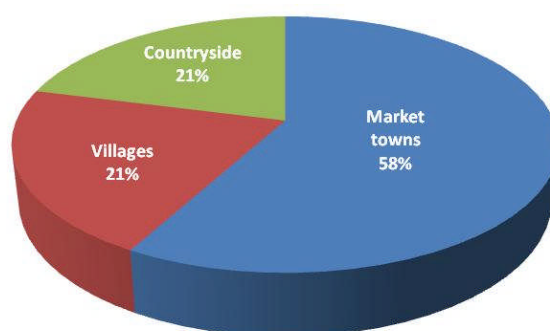
- 4.10** Full details on the number of net additional dwellings delivered in previous years and the number of net additional dwellings estimated to come forward within the Plan period are provided in the housing trajectory (pages x-x).

*Location of new housing development*


Number/proportion of dwellings completed in market towns, villages and the countryside	
Target	Market towns (including broad locations): 79%, villages: 17%, countryside: 4% - plan period
Related Local Plan policies	GROWTH 2, GROWTH 4
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	 Currently insufficient data to assess performance

- 4.11** Data on the location of housing development from 2011-2013 is shown in the figure below. This data typically fluctuates year on year due to market forces; it is therefore too early in the Plan period to determine whether the pattern of development will correspond with the preferred spatial distribution (as outlined in Table 3.2 of the Local Plan).

Location of new housing development (2011-2013)




*Housing delivery on allocated sites*

Delivery of dwellings on allocation sites	
Target	As set out in GROWTH 4
Related Local Plan policies	GROWTH 4, site-specific policies
Related strategic objectives	2
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	 Policy not in operation during monitoring year

- 4.12** Policy GROWTH 4 allocates land for approximately 5,900 dwellings. However, the majority of sites are new allocations which were not included in the adopted Core Strategy and therefore the principle of development was not established. This indicator will be reported on in subsequent years.

*Housing mix*


Housing mix	
Target	As set out in Table 4.1 of the Local Plan
Related Local Plan policies	HOU 1
Related strategic objectives	2, 9
Data source	Cambridgeshire County Council
Summary of results	

- 4.13 The table below provides data on the housing mix for the monitoring year and the Plan period to date. The proportions appear to be broadly in line with the target division.

Housing mix

	Indicative property size guide (Table 4.1 of Local Plan)	Monitoring year	Plan period (2011/12-date)
1 bedroom	3-5%	5%	7%
2 bedrooms	13-23%	32%	33%
3 bedrooms	22-39%	34%	32%
4 bedrooms	26-47%	27%	26%
5+ bedrooms	7-14%	3%	2%

*Housing density*


Housing density	
Target	None
Related Local Plan policies	HOU 2
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	

- 4.14 The table below provides data on the housing density for the monitoring year and the Plan period to date.

Housing density (dwellings per hectare)


	Monitoring year	Plan period (to date)
Average density	33.87 dph	39.09 dph
<30 dph	14% of completions	11.2% of completions
30-50 dph	76.7% of completions	63.0% of completions
>50 dph	9.3% of completions	26.0% of completions

*Self build*

Self build homes	
Target	5% of developments of 100 homes or more
Related Local Plan policies	HOU 1
Related strategic objectives	2
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	 Policy not in operation during monitoring year

- 4.15 This is a new policy which has been introduced in the draft Local Plan. It is expected that it will be in operation for the next monitoring year.

*Mobile homes*

Loss of mobile home pitches	
Target	Zero
Related Local Plan policies	HOU 7
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	

- 4.16 No mobile home pitches were lost on identified mobile home or residential caravan parks during the monitoring year.


## Affordable housing

### Gross affordable housing completions

Target	297 affordable dwellings per year
Related Local Plan policies	HOU 3
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	

- 4.17** A total of **14** affordable dwellings were built during the monitoring year, representing 4.6% of total completions. It is hoped that performance will improve with the new policy framework in place.


### Number and proportion of affordable housing completions by location

Target	On schemes of 5+ dwellings – 40% in south, 30% in north of the district
Related Local Plan policies	HOU 3, HOU 4
Related strategic objectives	2
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	

- 4.18** The table below shows the location of affordable housing completions in the monitoring year. No affordable housing was completed in the south of the district.

Site	Area	Completions (net)
Site south of 30-36 and 45-51 Gimbert Road, Soham	North	9
Garages to north Of 7 Manor Court Road, Witchford	North	5

### Number of affordable homes provided on rural exception sites and community-led development sites

Target	Maximise
Related Local Plan policies	HOU 4, GROWTH 6
Related strategic objectives	2
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	

- 4.19** No affordable homes were delivered on rural exception sites or rural exception sites during the monitoring year.


## Housing for specialist groups

### Dwellings completed that are suitable for the elderly or people with disabilities

Target	Proportion of developments of 50 homes or more
Related Local Plan policies	HOU 1
Related strategic objectives	2, 9
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	


- 4.20** There were six developments of 50 homes or more which had completions during the monitoring year but no dwellings for the elderly/disabled were incorporated as these sites were granted permission a number of years ago.

### Residential care completions

Target	None – ongoing monitoring
Related Local Plan policies	HOU 6
Related strategic objectives	2, 9
Data source	Cambridgeshire County Council
Summary of results	

- 4.21 No residential care home or nursing home bedspaces were completed during the monitoring year.

### Net additional pitches for gypsies and travellers and plots for travelling showpeople

Target	Gypsies and travellers – 38 pitches between 2011-2031. Travelling showpeople – 4 plots between 2011-2016
Related Local Plan policies	HOU 9
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	


- 4.22 The table below shows completions of pitches for gypsies and travellers and plots for travelling showpeople during the monitoring year and plan period to date.

#### Additional pitches for gypsies and travellers and travelling showpeople

	2012/2013	Plan period (to date)
Gypsy and traveller pitches	3	3
Plots for travelling showpeople	6	6

## Employment

### Delivery of employment growth on allocated sites

Target	As set out in GROWTH 4
Related Local Plan policies	GROWTH 2, GROWTH 4, site-specific policies
Related strategic objectives	1, 2
Data source	Cambridgeshire County Council
Summary of results	 Policy not in operation during monitoring year

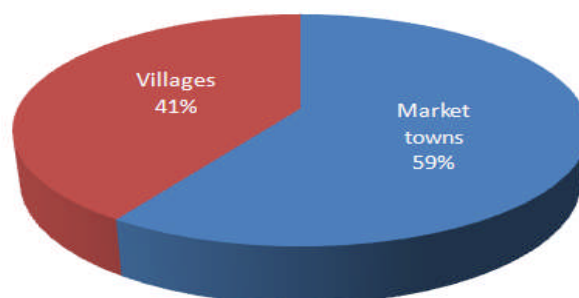
- 4.23 Policy GROWTH 4 allocates land for approximately 131 hectares of employment land. However, the majority of sites are new allocations which were not included in the adopted Core Strategy and therefore the principle of development was not established. This indicator will be reported on in subsequent years.

### Number/proportion of employment development completed in market towns and villages (net floorspace)


Target	Market towns 63%, villages 37% - plan period
Related Local Plan policies	GROWTH 2, GROWTH 4
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	 Currently insufficient data to assess performance

- 4.24 The location of employment development typically fluctuates year on year due to market forces; it is therefore too early in the Plan period to determine whether the pattern of development (below) will correspond with the preferred spatial distribution.

### Location of new employment development (2011-2013)




#### GPDO Prior Approval applications: office to residential

Target	None – ongoing monitoring
Related Local Plan policies	EMP 1
Related strategic objectives	1
Data source	Cambridgeshire County Council
Summary of results	 Policy not in operation during monitoring year

- 4.25 These applications were introduced in May 2013 and will therefore be reported in subsequent reports.

#### Net change in employment land and floorspace


Target	Maximise growth of employment land
Related Local Plan policies	EMP 1
Related strategic objectives	1
Data source	Cambridgeshire County Council
Summary of results	

- 4.26 Overall, there was a gain of **6.29ha** of employment land and **1393 sq m** of employment floorspace (below).

#### Employment completions (monitoring year)

	Change in employment floorspace (sq m)	Change in employment land (hectares)
Employment gains	3560	3.32
Employment losses	-2698	-0.72
Losses to extensions/redevelopments within site curtilage	-330	-0.77
Gains from extensions/redevelopments within site curtilage	861	-
Losses due to changes of use between "B" uses	-696	-0.74
Gains due to changes of use between "B" uses	696	0.74
<b>TOTAL</b>	<b>1393</b>	<b>6.29</b>

#### Employment land supply


Target	180ha of employment land (plan period)
Related Local Plan policies	GROWTH 1
Related strategic objectives	1,8
Data source	Cambridgeshire County Council
Summary of results	

- 4.27 The table below provides a summary of how and where B1/B2/B8 employment land is expected to be delivered in the plan period. In addition, there are also likely to be 'windfall' developments that come forward which are supported by policies in the Local Plan.

Summary of estimated employment land supply 2012-31 (hectares)


Settlement	Outstanding commitments <sup>3</sup>	Core Strategy allocations	Additional Local Plan allocations	TOTAL
Ely	19.42	40.5	20.52	80.44
Soham	1.54	11	8	20.54
Littleport	1.93	4.77	8.6	15.3
Bottisham	0.23	1	0.2	1.43
Burwell	-0.65	5.5	-	4.85
Haddenham	-0.12	-	0.8	0.68
Sutton	16.38	-	-	16.38
Fordham	0.66	7	29.5	37.16
Isleham	0.01	-	1	1.01
Pymoor	0.56	-	-	0.56
Swaffham Prior	-	-	1	1
Stretham	-0.08			-0.08
Cheveley	0.09	-	-	0.09
Wicken	-0.42			-0.42
Witchford	0.77	-	-	0.77
<b>TOTAL</b>	<b>40.32</b>	<b>69.77</b>	<b>69.62</b>	<b>179.71</b>

**New jobs created (net)**

Target	Net growth of 9,200 (plan period)
Related Local Plan policies	GROWTH 1
Related strategic objectives	1
Data source	ONS Business Register and Employment Survey (2012)
Summary of results	

**4.28** At the start of the plan period (2011/12), there were 25,200 employee jobs in East Cambridgeshire. This means an overall target of 34,400 jobs is to be achieved by 2030/31.

**New tourism related permissions**

Target	Ongoing monitoring
Related Local Plan policies	EMP 7, EMP 8, EMP 9
Related strategic objectives	1, 3, 10
Data source	Cambridgeshire County Council
Summary of results	

**4.29** Five schemes relating to tourism were developed in the monitoring year:


- St Mary's Street, Ely - conversion of St. Marys Lodge from offices to a hotel
- Broad Street, Ely - change of use from retail (A1) to include pottery, painting/firing
- Parsonage Farm Lane, Woodditton - change of use of redundant farm buildings into a wedding venue
- Lazy Otter, Stretham - change of use of first floor from staff accommodation to part staff accommodation and 3 x ensuite bed and breakfast rooms
- Stowbridge Farm, Stretham - use of existing reservoirs for water sports & land for sport training

<sup>3</sup> Excluding Lancaster Way Business Park and the Octagon Business Park which have previously gained permission but are allocated in the Local Plan.



## Retail and leisure

### A1 retail floorspace in Ely Primary Shopping Frontage

Target	Increase over the plan period
Related Local Plan policies	COM 2
Related strategic objectives	3, 9
Data source	East Cambridgeshire District Council
Summary of results	

- 4.30** The Council's town centre survey provides an annual snapshot of Ely town centre at street level, providing information on the diversity of uses, retailer representation and the proportion of vacant units. The 2013 Town Centre Survey provides the baseline position for Ely Primary Shopping Frontage<sup>4</sup> for the plan period (below).

#### Percentage of A1 units in Ely Primary Shopping Frontage

	Number of units	Percentage of A1
Dolphin Lane/Buttermarket	5	40%
Market Street	43	47%
Forehill	19	58%
High Street	50	74%
High Street Passage/Butchers Row/Chequer Lane	18	67%
The Cloisters	10	90%
Market Place	16	50%
<b>TOTAL</b>	<b>161</b>	<b>61%</b>

### Town centre retail vacancy rates

Target	Minimise
Related Local Plan policies	GROWTH 1, COM 1
Related strategic objectives	1, 3
Data source	East Cambridgeshire District Council
Summary of results	

- 4.31** The table below shows the retail vacancy rates in the Market Towns as recorded in the 2013 Town Centre Survey. Vacancy rates remain low for all three centres when compared to the national average – average vacancy rate in the UK's top 650 centres was 14.1% in 2013 according to a report by the Local Data Company.

#### Retail vacancy rates in East Cambridgeshire Market Towns

Settlement	Number of vacant units	Percentage of total units
Ely	10	4.1%
Soham	2	3.0%
Littleport	2	3.7%

### Total additional retail floorspace

Target	1,984m <sup>2</sup> convenience and 6,373m <sup>2</sup> comparison retail floorspace (Plan period)
Related Local Plan policies	GROWTH 1, COM 1
Related strategic objectives	1, 3
Data source	Cambridgeshire County Council
Summary of results	

- 4.32** The table below shows the amount of convenience and comparison retail development completed in the monitoring year and plan period. The figure for convenience retail


<sup>4</sup> As defined on Map 7.1 in the Local Plan

floorspace over the plan period is high due to the windfall development of Sainsbury's on Lisle Lane in 2012.

#### Retail completions – by type


	Monitoring year (sq m)	Plan period (sq m)
Convenience (food) retail	50	4340
Comparison (non food) retail	531	423
<b>TOTAL</b>	<b>581</b>	<b>4763</b>

#### Amount of retail floorspace lost to other uses within identified town centres

Target	Minimise
Related Local Plan policies	GROWTH 1, GROWTH 2, COM 1
Related strategic objectives	1, 3
Data source	Cambridgeshire County Council
Summary of results	

- 4.33** No retail floorspace was lost to other uses within identified town centres within the monitoring period.

#### Amount of retail and leisure floorspace completed within identified town centres and out of centre sites


Target	Maximise development within town centres, minimise development on out of centre sites
Related Local Plan policies	GROWTH 1, COM 1
Related strategic objectives	1, 3
Data source	Cambridgeshire County Council
Summary of results	

- 4.34** The table below shows the amount and location of retail development completed in the monitoring year.

#### Retail and leisure completions (monitoring year)

	A1 retail (sq m)	D2 leisure (sq m)
Town centre area	0	0
Out of centre	581	-1,535
<b>TOTAL</b>	<b>581</b>	<b>-1,535</b>


#### Delivery of retail and leisure growth on allocated sites

Target	As set out in GROWTH 4
Related Local Plan policies	GROWTH 2, GROWTH 4, site-specific policies
Related strategic objectives	1, 2
Data source	Cambridgeshire County Council
Summary of results	 Policy not in operation during monitoring year

- 4.35** Policy GROWTH 4 allocates land for retail/leisure. However, the majority of sites are new allocations which were not included in the adopted Core Strategy and therefore the principle of development was not established. This indicator will be reported on in subsequent years.

## Community


### Loss of community facilities

Target	Minimise
Related Local Plan policies	COM 3
Related strategic objectives	3, 4, 9
Data source	Cambridgeshire County Council
Summary of results	

- 4.36** Two community facilities were lost in the monitoring year. Both were unsuitable for continued use and alternative facilities were available nearby:

Location	Details	Justification for loss of facility
Bottisham Youth and Community Centre, 85 High Street, Bottisham	Change of use from community facility to restaurant	Site inadequate to meet community needs. Difficult and expensive to maintain and no potential to extend. Facilities now provided at nearby Bottisham Village College. Building unoccupied since early 2011. Support from Parish Council.
59 Main Street, Little Downham	Change of use from kids club, playschool and youth club to sandwich shop	Prior to purchase in 2008, the property had been for sale since 2003 with no interest. Building not purpose built for nursery provision / childcare and has no open space or parking. Preschool facilities are now provided at the local primary school.


### New or improved community facilities

Target	Maximise
Related Local Plan policies	COM 4
Related strategic objectives	3, 4, 9
Data source	Cambridgeshire County Council
Summary of results	

- 4.37** There were 11 new or improved community facilities completed in the monitoring year:

Location	Details
The Anchor, 25 Main Street, Little Downham	Alterations and extension to Public House
Land at Isleham Recreation Ground, Mill Street, Isleham	Demolition of existing village hall and pavilion to provide new community centre with play area.
Lancaster Lodge, Witchford Road, Ely	Change of Use and extension from residential to children's nursery.
186 Main Street, Witchford	Change of use from a restaurant with residential accommodation to a Veterinary Surgery with residential accommodation.
11 Victoria Street, Littleport	Change of use of ground floor at front to Dance Hall
Unit 12, Lancaster Way Business Park, Ely	Change of use of Industrial Unit to Childrens' Playcentre and Community Resource
95 Fordham Road, Snailwell	Change of use to Physical therapy clinic
Soham Bypass Motel, Qua Fen Common, Soham	Extension to Motel Including Change of Use from Motel to Nursing Home
St Marys Junior School, High Barns, Ely	Extensions and alterations to existing primary school
Stowbridge Farm, Green End, Stretham	Use of existing reservoirs for water sports & land for sport training
Soham Bowls Club, Fountain Lane, Soham	Wooden changing rooms to the rear of property

### Community led developments completed

Target	Deliver 2 new Community Land Trusts by the end of 2013
Related Local Plan policies	GROWTH 6
Related strategic objectives	3, 9
Data source	Cambridgeshire County Council
Summary of results	 Target achieved


**4.38** A Community Land Trust (CLT) is a non-profit, community based organisation run by volunteers that develops housing or other assets at permanently affordable levels for long-term community benefit. The Council agreed a two year programme of support to CLTs in January 2013, comprising small set-up grants, a pre-development fund, a CLT advisor and consultancy support from Foundation East.

**4.39** Two CLTs have since been granted assistance:

- *Thrift Community Land Trust (Soham)* – aims to develop affordable houses to part buy and rent, community buildings and playing fields at Soham Eastern Gateway.
- *Stretham and Wilburton Community Land Trust* – plans to develop a scheme to include community assets such as a new doctor's surgery, business units and open spaces as well as affordable homes that will be prioritised for local people from either village. The CLT won a prestigious national award for giving local people more say over how to develop land to benefit their community.


### Countryside

#### Employment development in the countryside


Target	None that fall outside the remit of EMP 2, EMP 3, EMP 4
Related Local Plan policies	EMP 2, EMP 3, EMP 4
Related strategic objectives	1
Data source	Cambridgeshire County Council
Summary of results	

**4.40** Four employment developments were completed in the monitoring year which did not strictly accord with the policy framework, however, all had special circumstances and other benefits which justified granting permission, as follows.


Location	Proposal	Special circumstances
Lancaster Way Business Park, Ely	Change of use of an industrial unit into a childrens' play centre and community resource (D2)	<ul style="list-style-type: none"> <li>• The existing unit was vacant for 12 months despite marketing</li> <li>• The proposal would employ up to 20 people</li> <li>• The use required a large floor area and eaves height – there were no sequentially preferable sites viable from a commercial perspective</li> <li>• Soft play facility will not compete with other town centre users</li> </ul>
Lynx Business Park, Snailwell	Change of use of unit to a physical therapy clinic.	<ul style="list-style-type: none"> <li>• The proposal would employ 4 people</li> <li>• The unit was vacant since construction 2 years previously</li> <li>• A condition requires future occupants to apply to change the use to anything other than a physical therapy clinic</li> </ul>
Sharmans Garden Centre, Littleport	Erection of an industrial building for use as a floor and wall tile business.	<ul style="list-style-type: none"> <li>• A similar use was approved in 2010</li> <li>• There are no suitable units with a similar floorspace available within Littleport town centre</li> </ul>
Qua Fen Common, Soham	Extension to motel including change of use from motel to nursing home.	<ul style="list-style-type: none"> <li>• Efforts to reuse the site have been unsuccessful</li> <li>• Recent occupancy rates are low</li> <li>• There are no suitable units with a similar floorspace available within Littleport town centre</li> <li>• Most residents could not access local services due to their high levels of dependency – day-to-day services will be provided onsite</li> </ul>

Housing in the countryside	
Target	None that fall outside the remit of HOU 5, HOU 8
Related Local Plan policies	HOU 5, HOU 8
Related strategic objectives	2
Data source	Cambridgeshire County Council
Summary of results	

4.41 No such dwellings were completed in the monitoring year.

Horse racing and equestrian development	
Target	Ongoing monitoring
Related Local Plan policies	EMP 5, EMP 6
Related strategic objectives	1
Data source	Cambridgeshire County Council
Summary of results	


4.42 No developments relating to horse racing or equestrian development were completed in the monitoring year.

Planning appeals allowed following refusal due to design	
Target	Zero
Related Local Plan policies	ENV 2, ENV 11
Related strategic objectives	4, 5
Data source	Planning Inspectorate
Summary of results	

4.43 There were no such planning appeals allowed in the monitoring year.


Housing quality – building for life	
Target	Maximise
Related Local Plan policies	ENV 2
Related strategic objectives	4, 5
Data source	East Cambridgeshire District Council
Summary of results	No data available

4.44 The Council was unable to provide data for this indicator.

Shopfront and advertisement applications	
Target	Ongoing monitoring
Related Local Plan policies	ENV 3
Related strategic objectives	5
Data source	East Cambridgeshire District Council
Summary of results	

4.45 A total of 18 shopfront/advertisement applications were approved in the monitoring year.

## Environment


Strategic green infrastructure	
Target	Ongoing monitoring of strategic green infrastructure projects as listed in paragraph 7.6.2
Related Local Plan policies	COM 5
Related strategic objectives	5
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	

**4.46** *Ely Country Park* is currently undergoing a second phase of improvements. During the monitoring year, the following works were completed:

- New signage Boards at key entrance points and interpretation Boards to provide information on natural, geological and historic interest
- Way marking two walking trails
- Resurfacing and tree works at Fisherman's car park
- Remedial works and improvements to the play area
- Wildflower meadow improvement at Ely Commons by annual cutting with a meadow regime and spraying and seeding works by the Wildlife Trust (ongoing)
- Spring bulb planting

**4.47** *Green Fen Way (Fens Adventurers Partnership)* has undergone a number of improvements in the period 2010-2013. Work has improved accessibility (e.g. kissing gates replacing stiles), signing (e.g. new fingerpost signs with destinations and distances) and information (e.g. new walks leaflets).


#### Planning appeals allowed following refusal due to 'harm to landscape character'

Target	Minimise
Related Local Plan policies	ENV 1, ENV 15
Related strategic objectives	5
Data source	Planning Inspectorate/East Cambridgeshire District Council
Summary of results	


**4.48** Four such planning appeals were allowed in the monitoring year, as detailed below.

Proposal	ECDC reason for refusal (summary)	Inspector's comments (summary)
Change of use of land for parking and storage. Land adjacent to Quarterway House, Ely Road, Little Thetford	Use of the land and siting of the buildings are inappropriate for this countryside location to the detriment of its character and appearance.	Site is surrounded by vegetation and bunding and the use has very little visual impact. A condition can be imposed restricting the height of stored materials.
Relocation and change of use of approved building from agricultural store to office, store, processing and farm shop. Field next to Westmoor House, Wisbech Road, Littleport	Activity, lights and signage associated with the farm shop would impact on the nocturnal character and unspoilt nature and tranquillity of the area.	Site is enclosed by fencing, with some planting. The farm shop is well designed and appropriately sited, protecting the wider landscape setting. Impact on character of the area from general activity and lighting would be similar to other domestic or agricultural activity.
Change of use of the existing car showrooms to non-food (comparison) retail. EMG Ford Group, 2 Angel Drove, Ely	Proposal provides permanence for retail use and retains a building which is out of character with the design and planning aspirations for the Station Gateway area.	View of the site from the station is distant. Would be some minor visual improvements by removing clutter, limited planting, less lighting and revised boundary treatments. Overall character/appearance/quality of the area as it stands would be preserved.
Change of use from builder's yard and offices to three gypsy/traveller pitches. Builders Yard, Hod Hall Lane, Haddenham	The character of the lane will be altered by traffic movements and noise. Further encroachment of gypsy sites will create precedent with significant impact on character and appearance of the area.	Site not easily seen from public viewpoints. Homes on Lode Way / Metcalfe Way are screened by vegetation with room to strengthen this. Activity would affect rural character but would be localised - not a significant detriment to landscape character / appearance.


#### Development in the Green Belt

Target	No inappropriate development
Related Local Plan policies	ENV 10
Related strategic objectives	6
Data source	Cambridgeshire County Council
Summary of results	

4.49 There was **no development** in the Green Belt in the monitoring year.

Number of Code for Sustainable Homes certificates issued	
Target	Ongoing monitoring
Related Local Plan policies	ENV 4
Related strategic objectives	4, 7
Data source	DCLG Code for Sustainable Homes Statistics
Summary of results	


4.50 A total of **128** design stage and **128** post-construction certificates had been issued for developments in East Cambridgeshire by the end of March 2013.

Installed capacity for renewable energy generation	
Target	Maximise
Related Local Plan policies	ENV 6
Related strategic objectives	7
Data source	Cambridgeshire County Council
Summary of results	

4.51 Renewable energy generation figures will tend to be underestimated as planning permission is not always required, e.g. domestic solar panels. The table below shows renewable energy generating developments recorded in the district since 2002. In the monitoring year, an additional **21.39MW** was installed, mainly contributed by a solar energy farm in Stretham producing 20MW. The largest scheme remains the 37MW straw-fired power station at the Elean Business Park in Sutton. Total installed capacity is estimated to be **64.7MW**.

Capacity for Renewable Energy Generation

	Completions (monitoring year)	Completions (2002-date)	Commitments
<b>Wind</b>	0.05MW	0.1MW	0.03MW
<b>Photovoltaics</b>	20.14MW	25.29MW	0.04MW
<b>Energy from waste</b>	-	0.66MW	-
<b>Biomass</b>	1.2MW	38.7MW	4.0MW
<b>TOTAL</b>	<b>21.39MW</b>	<b>64.74MW</b>	<b>4.07MW</b>


Change in areas of biodiversity importance	
Target	None
Related Local Plan policies	ENV 7
Related strategic objectives	5
Data source	Cambridgeshire and Peterborough Environmental Records Centre
Summary of results	

4.52 The table below shows the extent of areas of biodiversity importance in the district. One new County Wildlife Site was selected in the monitoring period – a 0.3ha site in Kirtling.

Areas Designated for Intrinsic Environmental Value

	Number	Area of land in district
Sites of Special Scientific Interest	20	2367 ha
National Nature Reserves	2	362 ha
County Wildlife Sites	81	1545 ha
Special Areas of Conservation	3	548 ha
Special Protection Areas	1	1525 ha
Ramsar sites	3	1892 ha

### SSSI and CWS condition assessment

Target	Minimise degradation
Related Local Plan policies	ENV 7
Related strategic objectives	5
Data source	Cambridgeshire and Peterborough Environmental Records Centre
Summary of results	

- 4.53 The table below shows the condition of SSSIs in the district in the monitoring year. There has been no significant change in the assessed condition since the previous year.

#### SSSI condition assessment

SSSI Condition	Area (ha)	Percentage
Favourable	746.4	31.5
Unfavourable recovering	277.2	11.7
Unfavourable no change	1300.1	54.9
Unfavourable declining	43.6	1.8
Destroyed/part destroyed	0	0

- 4.54 County Wildlife Sites are assessed by the proportion of sites where positive conservation management is being or has been implemented during the last 5 years. There has been no significant change in the assessed condition of CWS land since the previous year - **45.7%** of sites are deemed to be in positive conservation management.

### Permissions granted contrary to Environment Agency advice

Target	Minimise
Related Local Plan policies	ENV 8
Related strategic objectives	7
Data source	Environment Agency objections to planning applications on water quality grounds 2011/12
Summary of results	


- 4.55 In 2011/12, **0** objections were lodged by the Environment Agency on water quality grounds.

### Suitable developments incorporating SuDS

Target	Maximise
Related Local Plan policies	ENV 8
Related strategic objectives	7
Data source	Cambridgeshire County Council
Summary of results	No data available


- 4.56 The Flood and Water Management Act (2010) designates the County Council as the 'Lead Local Flood Authority' in Cambridgeshire. One of the new statutory duties will be for the County Council to become a SuDS Approving Body (SAB) with responsibility for determining SuDS applications for new developments and adopting and maintaining the appropriate SuDS. As yet, no date for the commencement of this new duty has been announced. Monitoring for this indicator will commence at this time.

### Number of Air Quality Management Areas

Target	Zero
Related Local Plan policies	ENV 9
Related strategic objectives	7
Data source	East Cambridgeshire 2013 Air Quality Progress Report
Summary of results	




- 4.57** Air quality in East Cambridgeshire is generally good. The district monitors for nitrogen dioxide and particulates. There are **0** existing or proposed National Air Quality Management Areas (AQMA).

Annual average levels of nitrogen dioxide and fine particles	
Target	Below national air strategy objectives: nitrogen dioxide and fine particles below annual mean of 40µg/m <sup>3</sup>
Related Local Plan policies	ENV 9
Related strategic objectives	7
Data source	East Cambridgeshire 2013 Air Quality Progress Report
Summary of results	

- 4.58** Recorded levels of nitrogen dioxide in 2012 at the automatic monitor at Station Road in Ely have shown an exceedance for the annual mean objective, therefore a Detailed Assessment will be required to assess this issue further. Results of monitoring for fine particles indicate that levels remained within acceptable levels in 2012.


### Heritage

Listed Buildings on English Heritage's Heritage at Risk Register	
Target	Minimise
Related Local Plan policies	ENV 12
Related strategic objectives	5
Data source	English Heritage - Heritage at Risk Register 2013
Summary of results	

- 4.59** The Heritage at Risk Register includes grade I and II\* listed buildings, listed places of worship, scheduled monuments, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas known to be at risk as a result of neglect, decay or inappropriate development. In East Cambridgeshire, there were 4 buildings/structures, 2 places of worship and 16 scheduled monuments identified as being at risk in 2013.


Buildings on Local List	
Target	Ongoing monitoring
Related Local Plan policies	ENV 13
Related strategic objectives	5
Data source	East Cambridgeshire District Council
Summary of results	No data available

- 4.60** Adoption of a local list is expected towards the end of 2014.

Development affecting sites of archaeological interest	
Target	Zero
Related Local Plan policies	ENV 14
Related strategic objectives	5
Data source	Cambridgeshire County Council
Summary of results	

- 4.61** In the monitoring year, CCC Archaeology made detailed assessments of 42 planning applications, leading to recommendations for archaeological intervention. These led to the attachment of relevant planning conditions.


### Enabling development associated with heritage assets

Target	Ongoing monitoring
Related Local Plan policies	ENV 16
Related strategic objectives	5
Data source	East Cambridgeshire District Council
Summary of results	

- 4.62** No enabling developments associated with heritage assets were completed in the monitoring year.

### Transport & Infrastructure

#### Delivery of key infrastructure requirements

Target	Delivery of specific infrastructure schemes identified in the Council's CIL Reg 123 list and the Infrastructure Investment Plan
Related Local Plan policies	GROWTH 3
Related strategic objectives	1, 3, 4, 9
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	


- 4.63** East Cambridgeshire District Council introduced a Community Infrastructure Levy (CIL) on 1<sup>st</sup> February 2013 as a tool to assist in the collection of developer contributions from new developments. In view of the limited amounts of CIL income which have been received to date, it is intended to 'bank' any receipts taken until at least 2014/15, to allow funding to accumulate to meaningful levels.

#### Developments requiring a Transport Assessment

Target	Ongoing monitoring
Related Local Plan policies	COM 7
Related strategic objectives	1, 4, 8
Data source	East Cambridgeshire District Council
Summary of results	No data available

- 4.64** The Council was unable to provide data for this indicator.

#### Number of new telecommunications masts approved

Target	Ongoing monitoring
Related Local Plan policies	COM 6
Related strategic objectives	9
Data source	East Cambridgeshire District Council
Summary of results	

- 4.65** One telecommunications development was approved in the monitoring year.

#### Developments in accordance with the Council's parking standards

Target	Maximise
Related Local Plan policies	COM 8
Related strategic objectives	4, 8
Data source	East Cambridgeshire District Council / Cambridgeshire County Council
Summary of results	No data available

- 4.66** The Council was unable to provide data for this indicator.

Housing Trajectory 2011-31

	11/ 12	12/13 reporting year	13/14 current year	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
Net additional dwellings – previous years	370																			
Net additional dwellings – reporting year		288																		
Outstanding commitments – allocations with permission (2a)			40	40	50	50	50	50	40	20										
Outstanding commitments – allocations without permission (2b)							40	41	26	26	26	26	26							
Outstanding commitments – other large committed sites (2c)			101	137	106	41	32													
Outstanding commitments – large sites granted since 31.03.13 (2d)				5	45															
Outstanding commitments – small sites (3)			61	61	61															
Large potential sites within settlements (4)				4	118	165	148	162		11	3	5	6							
Windfall estimates (small sites within settlements) (5)						45	45	44	44	44	44	44	44	44	44	44	44	44	44	44
Large potential rural exception sites (6)				10	40	20														
Windfall estimates (rural exception sites) (7)						32	32	32	32	32	32	31	31	31	31	31	31	31	31	31
Local Plan allocations (8)				15	410	679	630	649	610	500	435	390	315	295	240	240	240	190	90	70
Broad locations (9)												256	256	256	256	256	255	255	255	255
<b>HOUSING TRAJECTORY TOTALS</b>	370	288	202	272	830	1032	977	978	752	633	540	752	678	626	571	571	570	520	420	400
Annualised Plan Target	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575

## Appendix 1 – Housing trajectory methodology & calculations

The 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.

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.

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'

**1. Completions** – The housing trajectory includes dwellings already completed between 2011 and 2013 (2 financial years, i.e. from 1<sup>st</sup> April 2011 to 31<sup>st</sup> 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. Outstanding commitments on large sites** - This relates to sites capable of accommodating 5 or more dwellings. It includes sites with outstanding planning permission at 31<sup>st</sup> March 2013, and sites granted since 31<sup>st</sup> 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.

**3. Outstanding commitments on small sites** – This source relates to small sites with outstanding planning permission, up to 4 dwellings (as at 31<sup>st</sup> March 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.

**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.

**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.

**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.

**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.

**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.

**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
Soham (excluding Barway)		235	20		5	260
Barway (Soham)						0

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
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
<b>TOTAL</b>	<b>117</b>	<b>388</b>	<b>98</b>	<b>37</b>	<b>18</b>	<b>658</b>

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
<b>TOTAL</b>	<b>3026</b>	<b>1828</b>	<b>960</b>	<b>313</b>	<b>210</b>	<b>6337</b>

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
Swaffham Bulbeck	28		-2		7	33
Swaffham Prior		2	7		3	12
Upware			1			1
Wentworth			8		0	8



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
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 Ditton (Woodditton)			4			4
Saxon Street (Woodditton)		7	2			9
<b>TOTAL</b>	<b>3026</b>	<b>1828</b>	<b>960</b>	<b>313</b>	<b>210</b>	<b>6337</b>

## 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 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
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 15.4.04 and 09/00761. Revised house types approved 22.12.08. 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.
<b>TOTAL</b>					<b>340</b>	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 <sup>th</sup> Nov. 2006, but invalid on receipt. Agent informed no intention to re-submit scheme in immediate future.
<b>TOTAL</b>				<b>211</b>					<b>40</b>	<b>41</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>		

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

Parish	Address	Area in ha	Total	Completions 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 10.8.09 (09/00401/OUT). Full application approved 6.10.11 (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 31.7.08. Developer's estimated start date. Extra 9 units approved 23.3.12 (11/00334/RMM). Application 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 31.1.02. 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 18.12.07. 15 under construction at 31.3.13.
Soham	Lion Mills	4.28	151	145	7 (net)	7						Brownfield. 07/00386/F granted 19.12.07. 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 21.10.09 (09/00575/OUM).
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.
Stretham	Land rear of 7B Wilburton Road		8	0	8		8					Permission for affordable housing. 12/00551/FUL.
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.

Parish	Address	Area	Total	Completions	Total out-	Estimated total per year					Further Comments	
Swaffham Bulbeck	Mitchell Lodge Farm, Quarry Lane		7	0	7	7						Approval for conversion of barns to residential, original consent 06/00863/FUL. Revised application approved 4.7.12 (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 3.12.08. 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 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 14.1.14 – S.106 pending (13/00799/FUL).
Soham	17-21 Churchgate Street			5		5				Permission granted at Committee 22.11.13 for conversion to 5 flats (13/00395/FUL).
Stretham	21 Newmarket Road	0.18	77	14			14			Permission granted at Committee 1.9.10 for 14 affordable dwellings subject to S106 (5 within the development envelope and 9 outside) (10/00174/FUM). S.106 yet to be signed off.
<b>TOTAL</b>				<b>50</b>	<b>0</b>	<b>5</b>	<b>45</b>	<b>0</b>	<b>0</b>	

### 3. Outstanding commitments on small sites

The second column in table 3 shows the number of outstanding commitments on small sites as at 31<sup>st</sup> 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		
<b>TOTAL</b>	<b>183</b>	<b>85</b>	<b>25</b>

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 previously used for employment, but buildings not fit for purpose. Developer will need to explore viability. Possible that element of housing may be considered to allow some employment. Pre-application discussions Jan 2014.
Bottisham	Land North-East of 20-42 Arber Close	0.1	50	5								5					Brownfield: (06/00917/FUL) Approved 2.10.06. Permission expired.
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. Potential for some dwellings to the rear, even if pub use and some car parking remains.
Cheveley	Home Office bungalows, Little Green	1	30	30					15	15							Site 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 4.11.09, as 4 plots on allotment site. Application (10/00608/FUM) also refused 10.9.10 for loss of allotment land and unsatisfactory parking provision. Further pre-application discussions held in Jan 2014. Application for affordable housing anticipated soon.

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	32 Lisle Lane	0.35	38	13						13							Large garden and vacant scrubland. Within 400m of STW. Owner confirmed wish to develop site. 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.
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 Dec 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 relocation of the Garden Centre.
Isleham	55 Sun Street	0.37		5 net			5										Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted 27.10.09 for 6 units after demolition of 1 (5 net) (09/00678/RMA). Permission now expired.

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 rear of 85-87 Ely Road	0.18	22	4		4											Part of larger area, see below. Outline permission for residential development granted 12.1.10 (09/00917/OUT). New application pending for residential development (13/00240/OUT).
Littleport	Land at 89 Ely Road	0.17	22	4			4										Part of larger area, see above. Permission granted in 2004 (04/00411/O) but 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 5 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 Oct 2013. 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 pending for 6 dwellings on the additional area (12/00813/FUL).
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.
Littleport	1 Grange Lane	0.76	21	16				16									Brownfield. Sheltered housing units granted 8.9.08 (08/00567/FUM). Expired but likely to be re-submitted.

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 rear and south of 24 Barkhams	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)
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 2006 (06/00922/OUT) but 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 15.4.09 (09/00034/F). Site sold in 2013.
Soham	Land rear of 50 & 52 Foxwood South	0.28		8			8											Greenfield. Permission granted 30.3.10 (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 5.6.09. 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).
<b>TOTAL</b>				<b>622</b>	<b>0</b>	<b>4</b>	<b>118</b>	<b>165</b>	<b>148</b>	<b>162</b>	<b>0</b>	<b>11</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>0</b>		



## 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, Queen 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 & 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	
<b>TOTAL</b>	<b>71</b>	<b>86</b>	<b>62</b>	<b>55</b>	<b>72</b>	<b>51</b>	<b>56</b>	<b>33</b>	<b>30</b>	<b>33</b>	<b>21</b>	<b>52</b>	<b>622</b>	<b>933</b>	<b>746</b>	<b>662</b>	

Table 6. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Est. capacity	Completions									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.
<b>TOTAL</b>			<b>70</b>		<b>10</b>	<b>40</b>	<b>20</b>								

## 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												TOTAL 01-13	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			
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) = <b>256</b>
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% = <b>17</b>
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% = <b>59</b>
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	0	0	12	18	Minus small outstanding commitments (2) = <b>16</b>
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% = <b>70</b>
Sub-division/intensification	0	0	0	0	0	3	2	3	1	0	0	0	9	14	Minus small outstanding commitments (2) = <b>12</b>
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) = <b>41</b>
<b>TOTAL</b>	<b>38</b>	<b>33</b>	<b>7</b>	<b>59</b>	<b>72</b>	<b>39</b>	<b>62</b>	<b>29</b>	<b>32</b>	<b>21</b>	<b>36</b>	<b>10</b>	<b>438</b>	<b>601</b>	<b>471</b>

## 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 - east of barn, Randalls Farm	0.3	17	5		5																	Owner keen to progress application.
Barway - 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. 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 Apr 2014 for consultation. Planning application anticipated Sep 2014. Delivery rates informed by discussion with developer.
Cheveley – rear of Star & Garter	0.2	10	2		2																	Owner keen to progress application.
Cheveley – 199-209 High Street	0.75	24	18	5	13																	Planning application pending for 15 dwellings (13/01139/FUM).
Ely - North	210 gross 117 net	26	3000		220	220	220	220	220	220	220	220	200	200	200	200	200	150	50	40		Strategic Masterplan & North Ely SPD completed 2013. 2 planning applications for total of 2000 dwellings approved in principle 28.3.14 (11/01077/ESO and 13/00785/ESO). Delivery rate informed by developers.

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	
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 re-provision of leisure facilities on alternative site – permission granted for new sports hall and pool 2012. Funding options being explored.
Ely – Waitrose car park	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 Station Gateway SPD Masterplan published Jan 2014. Permission approved in principle 2013 for relocating Tesco. Pre-app 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.
Isleham – land SW 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.

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 – 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 & masterplan work commenced 2013. Owner keen to progress. New secondary school opening Sep 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 – NE 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												Technical work largely completed 2011. Landowner consortium re-established late 2013, with view to bring forward application for the residential and commercial part of the scheme.	
Soham – Eastern Gateway	33 gross 16.7 net	33	600			60	80	80	80	60	60	60	60	60						Concept Masterplan completed 2012. Being updated alongside technical work with view to submit outline application. Delivery rates informed by 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.	

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	
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.
<b>TOTAL</b>			<b>5998</b>	<b>15</b>	<b>410</b>	<b>679</b>	<b>630</b>	<b>649</b>	<b>610</b>	<b>500</b>	<b>435</b>	<b>390</b>	<b>315</b>	<b>295</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>190</b>	<b>90</b>	<b>70</b>	

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

### Overview by parish/settlement

Table refs. Parish/settlement	1 Completions 2011-13	2 Outstanding commitments large	3 Outstanding commitments small	4 Large potential sites within settlements	5 Small sites within windfall estimates	6 Rural exception specific sites	8 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
Fordham	35		9	102	12		16	174
Haddenham (excluding Aldreth)	8	24	13		27		39	111
Aldreth (Haddenham)	1				10			11



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

## Appendix 2 – Five year housing supply methodology & calculations

### Five year housing supply

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.

The Council's monitoring year runs from 1<sup>st</sup> April to 31<sup>st</sup> March. The current year (1<sup>st</sup> April 2013 to 31<sup>st</sup> 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

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

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.

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*

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.

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*

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

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.

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%.

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
<b>TOTAL</b>	<b>4,089</b>

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 (Sedgfield methodology)

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