



East Cambridgeshire
District Council

East Cambridgeshire Local Plan

Schedule of Further Post-Hearing Modifications

Consultation – 10th September to 22nd October 2014



Contact:

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1. Introduction

Purpose of this document

- 1.1 The District Council is preparing a new Local Plan for East Cambridgeshire. A draft Local Plan was submitted to Government in August 2013, and a Planning Inspector has been appointed to consider the 'soundness' of the Local Plan. The Inspector held a series of hearing sessions in February 2014 and June 2014.
- 1.2 The District Council is now consulting on a number of modifications to the submitted Local Plan. The changes are proposed in response to the Inspector's Interim Conclusions Note dated 14th July 2014. The changes should help ensure the Plan is up to date and sound. The modifications are in addition to those which were published in October 2013 and May 2014.
- 1.3 This document sets out the Council's further proposed modifications to the draft Local Plan. A number of other supporting documents have been produced, and added to the Local Plan Examination library. This includes a revised Sustainability Appraisal. The documents can be viewed at the District Council offices in Ely between 8.45am – 5pm Monday to Thursday, and 9am – 4.30pm on Fridays. The documents are also available on the Council's website at <http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan>

How to comment

- 1.4 Comments on the proposed modifications need to be made by **5pm on 22nd October 2014**. You can make comments via:
 - On-line Comments Form (see website address above)
 - Email: ldf@eastcambs.gov.uk
 - Post: Forward Planning team, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs. CB7 4EE
- 1.5 Please note that representations at this stage can only be made on the proposed modifications, and not on the other parts of the draft Local Plan. Comments should relate to whether the modifications are legally compliant and sound. Representations should not be a repeat of comments that have already been made on the draft Local Plan or other Proposed Modifications.
- 1.6 When making your comments, please ensure that:
 - You clearly indicate which specific modification your comments relate to (e.g. using the numbering in this Schedule – e.g. FPM/1)
 - You indicate whether you would like to present your comments orally at a hearing session (please note that all written comments will automatically be considered by the Inspector).
 - You indicate whether you wish to be notified when the Inspector's report is published and/or when the Local Plan is adopted by the District Council.

2. Modifications

What are the proposed changes?

- 2.1 Five additional housing allocations are proposed on the edge of Soham. These sites will deliver a total of 510 dwellings within the next 5 years. The new policies are listed in the tables below. The site maps can be viewed at the back of the document.
- 2.2 A number of other consequential changes are also proposed. These include new policy numbering, changes to the Soham development envelope, and housing supply calculations. These changes are also listed in the tables below.
- 2.3 It should be noted that the overall amount of housing supply over the Plan period to 2031 has not demonstrably changed (compared to the figure in the most recent version of the modified Local Plan - April 2014). The additional allocations are already identified in the amended draft Local Plan as 'broad locations' on the edge of Soham where development is likely to take place in the years 2022 to 2031. The proposed new allocations have therefore effectively been 'rolled forward' from the latter part of the Plan period into the first five years.
- 2.4 New wording is shown in **bold** text. Deleted text is shown using ~~strikethrough~~. The page numbers and paragraph numbering refer to the pre-submission draft Local Plan (February 2013), and do not take account of the deletion or addition of text.

Soham Town Vision – new housing allocations

New Policy SOH 4 – housing allocation, land off Fordham Road (FPM/1)
<p>[supporting text]</p> <p><u>Housing allocation, land off Fordham Road</u></p> <p>This site is located to the south-east of the town, and is a mix of farmland and paddock land. The area is adjacent and to the rear of a number of residential properties on Fordham Road and is bounded by agricultural land to the east.</p> <p>A historic byway (Clipsall Track) crosses the northern part of the site and provides access to the east into the wider countryside. As part of the historic network of green lanes around Soham, it will be important to retain the route as much as possible, and to enhance its appearance and usability for pedestrians in any development scheme. Further investigation should also be carried out on the feasibility of upgrading the pedestrian crossing point where the track crosses the A142, as part of any development scheme – and contributions secured through Section 106 agreements. The public footpath on the eastern boundary of the site should also be retained and enhanced.</p> <p>The northern part of the site is bound with hedgerows and trees with more limited vegetation on the remainder of the site. The existing boundary hedgerows on the northern part of the site should be retained wherever possible.</p> <p>Vehicular access to the site will need to be provided at some point between numbers 53 and 55 Fordham Road. An additional access may also prove to be necessary in highway and/or design terms to the southern section of the site between 69 and 71 Fordham Road. A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.</p>

Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the whole site. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 4, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.

Policy SOH 4: Housing allocation, land off Fordham Road

Approximately 3.85 hectares is allocated for residential development for up to 90 dwellings.

A Masterplan for the whole site will need to be prepared and submitted as part of an outline planning application and approved by the District Council.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3.
- Provide a mix of dwelling types and sizes to reflect the current evidence of need within Soham.
- Maximise the retention of existing hedgerows on the boundary of the site and provide additional landscaping on the site boundaries.
- Provide approximately 0.6 hectares of public open space on-site, including land for the provision of a play area.
- Have particular regard to the layout and the scale, height, design and massing of buildings and landscaping, in order to minimise the visual impact of the development from the A142 and minimise impact on amenity of nearby residential properties.
- Demonstrate through a Transport Assessment that safe vehicular, pedestrian and cycle access can be provided into and within the site.
- Provide safe vehicular access from up to two points on Fordham Road.
- Retain the existing right of way/green lane within the site as much as possible, and enhance its appearance and usability for pedestrians. Clipsall Track should be retained as a key pedestrian route within the overall design of the development.
- Explore the feasibility of upgrading the pedestrian crossing where Clipsall Track crosses the A142, and make necessary contributions to improvements - in order to help facilitate publicly accessible walking routes in the wider countryside.
- Retain and enhance the existing right of way on the eastern boundary of the site.
- Provide a safe pedestrian crossing and link from the site across the A142 to the publicly accessible walking routes in the wider countryside.
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network.
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and
- Comply with the other policies of the Local Plan.

New Policy SOH 5 – housing allocation, land south of Blackberry Lane (FPM/2)

[supporting text]

Housing allocation, land south of Blackberry Lane

This site is located to the south-east of the town, and is currently farmland. The area adjoins residential dwellings and farm buildings to the west and the A142 bypass to the east.

The site is located within close proximity to Soham Wet Horse Fen SSSI. It will be important for any development to ensure that there is no adverse impact on this designated site.

A public footpath crosses the site and provides access to the east of the site to the A142 and the wider

countryside. This route should be retained and enhanced in any development scheme. The site is also bound by historic green lanes to the north (Blackberry Lane) and south/southwest (Longmere Lane). As part of the historic network of green lanes around Soham, it will be important to retain and enhance these green lanes in any development scheme, and to provide additional pedestrian access points into the lanes as appropriate. Any scheme will be expected to make contributions towards the provision of an upgraded safe crossing point of the lane across the A142. The hedgerows and trees which border the green lanes form an integral part of their character and should be retained. Both Blackberry Lane and Longmere Lane cross the A142 and provide access to the wider countryside surrounding the town. Further investigation should be carried out on the feasibility of upgrading the pedestrian crossing points where the tracks crosses the A142, as part of any development scheme – and necessary contributions secured through Section 106 agreements.

The site is located on the edge of Soham and is highly visible from the A142. Therefore it will be important for any development to be sensitively designed to provide a high quality scheme, which enhances the setting of Soham. This should include the provision of a sizable undeveloped 'green buffer zone' between the built-up area and the bypass, which provides a soft landscaped edge to the town.

It is estimated that there is potential for approximately 160 dwellings on the site. There is a community aspiration for land to be available for self-build properties within Soham. It is considered that this site is large enough to enable this opportunity to be provided and that part of the area should be identified for such purposes. In line with Policy HOU 1 a minimum of 5% of the properties should be made available for self-build.

Vehicular access to the site will need to be provided from Brook Street within close proximity to the existing junction with Regal Lane. This is likely to require the removal of the existing farm buildings located at 41 Brook Street. A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.

Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 5, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.

Policy SOH 5: Housing allocation, land south of Blackberry Lane

Approximately 6.85 hectares is allocated for residential development for up to 160 dwellings

A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application and approved by the District Council.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3.
- Provide a mix of dwelling types and sizes to reflect the current evidence of need within Soham, including provision for at least 5% self build properties.
- Maximise the retention of existing hedgerows and trees within the site and on the boundaries of the site, and provide additional landscaping on the site boundaries.
- Provide approximately 1.1 hectares of public open space on-site, including land for the provision of a play area.
- Provide a significant green buffer zone between the built-up area and the A142 which is undeveloped and provides a soft landscaped edge to Soham.
- Have particular regard to the layout and the scale, height, design and massing of buildings and landscaping, in order to minimise the visual impact of the development from the A142 and minimise impact on amenity of nearby residential properties.
- Retain and enhance existing rights of way/green lanes to the north, west and south of the site. Provide new pedestrian links from the site to green lanes at key points on these routes, where

appropriate.

- Retain and enhance the existing public right of way which crosses the site from Longmere Lane to the A142 bypass.
- Provide safe vehicular access from Brook Street following the removal of existing farm buildings.
- Explore the feasibility of upgrading the pedestrian crossings where Blackberry Lane and Longmere Lane crosses the A142, and make necessary contributions to improvements - in order to help facilitate publicly accessible walking routes in the wider countryside.
- Demonstrate that noise impacts from the A142 can be adequately mitigated.
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network.
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and
- Comply with the other policies of the Local Plan.

New Policy SOH 6 – housing allocation, land north of Blackberry Lane (FPM/3)

[supporting text]

Housing allocation, land north of Blackberry Lane

This site is located to the south-east of the town, and is currently farmland. The area adjoins a County Wildlife Site to the north, residential dwellings to the west, and the A142 bypass to the east.

The site is in a sensitive location on the edge of Soham, and is highly visible from the A142. It will be important for any development to be sensitively designed to provide a high quality scheme, which enhances the setting of Soham. This should include the provision of a sizable undeveloped 'green buffer zone' between the built-up area and the bypass, which provides a soft landscaped edge to the town.

The site is bounded by Blackberry Lane to the south. As part of the historic network of green lanes around Soham, it will be vital to retain and enhance this feature in any development scheme. The hedgerows and trees which border the green lane form an integral part of its character and should be retained. Blackberry Lane cross the A142 and provides access to the wider countryside surrounding the town. Further investigation should be carried out on the feasibility of upgrading the pedestrian crossing point where the track crosses the A142, as part of any development scheme – and necessary contributions secured through a Section 106 agreement. A public footpath also crosses the site between Greenhills and Blackberry Lane, and should retained and enhanced in any scheme.

It is estimated that there is potential for approximately 100 dwellings on the site. There is a community aspiration for land to be available for self-build properties within Soham. It is considered that this site is large enough to enable this opportunity to be provided and that part of the area should be identified for such purposes. In line with Policy HOU 1 a minimum of 5% of the properties should be made available for self-build.

Vehicular access to the site should be provided at a point close to the Greenhills/Brook Street junction. However, if further Transport Assessment work demonstrates this cannot be safely achieved, access will need to be provided via the adjoining allocation site (land south of Blackberry Lane – see Policy SOH 5). If this alternative access point is required, it will be important to ensure that only one vehicular crossing of Blackberry Lane is provided, and that this is as close to the rear of properties on Brook Street as possible – in order to minimise harm to the integrity, appearance and function of Blackberry Lane.

A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.

Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will

demonstrate how the site will deliver the key aims of Policy SOH 6, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.

Policy SOH 6: Housing allocation, land north of Blackberry Lane

Approximately 4.4 hectares is allocated for residential development for up to 100 dwellings.

A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application and approved by the District Council.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3.
- Provide a mix of dwelling types and sizes to reflect the current evidence of need within Soham, including provision for at least 5% self build properties.
- Provide approximately 0.7 hectares of public open space on-site, including land for the provision of a play area.
- Provide a significant green buffer zone between the built-up area and the A142 which is undeveloped and provides a soft landscaped edge to Soham.
- Have particular regard to the layout and the scale, height, design and massing of buildings and landscaping, in order to minimise the visual impact of the development from the A142 and minimise impact on amenity of nearby residential properties.
- Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles, pedestrians and cyclists.
- Provide safe vehicular access close to the Brook Street/Greenhills junction. If further Transport Assessment work demonstrates this cannot be safely achieved, vehicular access may need to be provided via the adjoining allocation (land south of Blackberry Lane – Policy SOH 5). If this alternative access is necessary, the impact on Blackberry Lane should be minimised by providing one vehicular crossing point only, as close to the rear of properties on Brook Street as possible.
- Demonstrate that noise impacts from the A142 can be adequately mitigated.
- Demonstrate there is adequate capacity in the sewage treatment works and the foul sewage network.
- Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles, pedestrians and cyclists.
- Retain and enhance Blackberry Lane.
- Retain and enhance the existing public right of way which crosses the site between Greenhills and Blackberry Lane.
- Maximise the retention of hedgerows and trees which border the site and lie within.
- Explore the feasibility of upgrading the pedestrian crossing where Blackberry Lane crosses the A142, and make necessary contributions to improvements - in order to help facilitate publicly accessible walking routes in the wider countryside.
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and
- Comply with the other policies of the Local Plan.

New Policy SOH 7 – housing allocation, land adjacent to the cemetery (FPM/4)

[supporting text]

Housing allocation – land adjacent to the cemetery

This site is located to the south-west of the town, and is currently open farmland. The area adjoins the cemetery to the north, residential dwellings to the east and is bounded by green lanes to the south and west.

The site is sensitively located, adjacent to a County Wildlife site, and is bounded by historic green lanes.

It will be important for any development to respect this setting, and seek to ensure that there is no adverse impact. Development proposals will be expected to retain and enhance the adjoining green lanes, and provide additional pedestrian access points from the scheme as appropriate. The existing boundary trees and hedgerows along the green lanes are an integral part of their character and should be retained.

It is estimated that there is potential for approximately 115 dwellings on the site. There is a community aspiration for land to be available for self-build properties within Soham. It is considered that this site is large enough to enable this opportunity to be provided and that part of the area should be identified for such purposes. In line with Policy HOU 1 a minimum of 5% of the properties should be made available for self-build.

Vehicular access to the site will need to be provided from Fordham Road. A Transport Assessment will need to be carried out, which demonstrates that the site can be safely accessed and that any impact on nearby highways can be adequately mitigated, e.g. through traffic calming or other highway improvements.

The site is self contained and is owned by a single individual. Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 7, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.

Policy SOH 7: Housing allocation, land adjacent to the cemetery

4.8 hectares of land is allocated for residential development for approximately 115 dwellings.

A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application, and approved by the District Council.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required by Policy HOU 3.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Soham, including provision for a minimum of 5% of self-build properties.
- Provide approximately 0.8 hectares of public open space, including land for the provision of a play area.
- Maximise the retention of existing boundary hedgerows and trees.
- Retain and enhance the green lane between Fordham Road and The Butts (Cherrytree Lane).
- Explore opportunities to provide additional pedestrian links into the green lane at key strategic points.
- Protect and enhance County Wildlife Site 58.
- Demonstrate through a Transport Assessment that the site can be safely accessed by vehicles and that impacts on nearby roads can be adequately mitigated through traffic calming or other highway improvements.
- Provide safe vehicular access from Fordham Road.
- Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewerage network.
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and
- Comply with the other policies of the Local Plan.

New Policy SOH 8 – housing allocation, land east of The Shade (FPM/5)

[supporting text]

Housing allocation – land east of The Shade

This site is located to the north-east of the town, and is currently split into two paddocks. The area adjoins an employment site to the north-west and residential properties to the south-east.

It is estimated that there is potential capacity for approximately 45 dwellings on the site. Vehicular access should be provided via The Shade only (not via Northfield Road). Further transport assessment work will be required to identify the nature and location of the access point. Access may be provided directly onto The Shade, or through a new shared junction with the adjoining employment allocation (this land is the same ownership).

The site is crossed by a number of public footpaths and is bounded by a green lane to the north. It will be important for any development to retain and enhance these features as much as possible, although it is possible that vehicular access to the site will need to cross the green lane at one point. The existing boundary and internal hedgerows and trees should be retained wherever possible.

Due to the proximity of the existing employment area any development proposal will be required to submit a noise impact assessment and to provide necessary mitigation measures as required.

The site is in single ownership and forms part of a current planning application for the provision of a supermarket, petrol filling station, restaurant and associated car parking and highway engineering works. The application has been approved subject to the agreement of Section 106 negotiations, but is not being pursued by the applicant.

Prior to the approval of a scheme, the District Council will require the preparation of a Masterplan for the area. The Masterplan should establish the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy SOH 8, and ensure a high standard of planning and design. The Masterplan will need to be submitted alongside the outline planning application of the site.

Policy SOH 8: Housing allocation, land east of The Shade

1.96 hectares of land is allocated for residential development for approximately 45 dwellings.

A Masterplan for the whole area will need to be prepared and submitted as part of an outline planning application, and approved by the District Council.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required by Policy HOU 3.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Soham.
- Provide approximately 0.3 hectares of public open space.
- Maximise the retention of existing boundary hedgerows and trees, and those within the site.
- Retain and enhance the green lane along the northern boundary as much as possible.
- Retain and enhance the public footpaths crossing the site.
- Provide safe vehicular access from The Shade.
- Demonstrate that noise impact from the adjoining Northfield Road Business Park can be adequately mitigated.
- Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewerage network.

- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and
- Comply with the other policies of the Local Plan.

Soham Town Vision (Section 8.31) – other consequential changes

Ref.	Page	Policy /para.	Proposed Modification														
FPM/6	278	Key statistics	<div>[revised table/footnote. The original figures are those from the draft Local Plan as amended through the Proposed Modifications April 2014]</div> <table><tr><th>Soham</th><th></th></tr><tr><td>Population ¹²⁴</td><td>10,720</td></tr><tr><td>Dwellings ^{426- 124}</td><td>4,540</td></tr><tr><td>New dwellings built 2001- 12 13 (net)</td><td>1,107</td></tr><tr><td>Estimated new dwellings 2012 2013 – 31¹²⁵</td><td>1,524 2,030</td></tr><tr><td>Employment ¹²⁶</td><td>3500</td></tr><tr><td>Existing public transport services</td><td>Bus service 6 days a week Ely (Monday-Saturday) to Ely and Newmarket/ Cambridge. Also served by Dial-a ride</td></tr></table> <div>125 East Cambridgeshire Housing Trajectory 2012- July 2014. Note this does not include housing supply on ‘broad locations’ on the edge of the town. It also is likely to be an under estimate as it excludes potential supply from rural exception sites.’</div>	Soham		Population ¹²⁴	10,720	Dwellings ^{426- 124}	4,540	New dwellings built 2001- 12 13 (net)	1,107	Estimated new dwellings 2012 2013 – 31 ¹²⁵	1,524 2,030	Employment ¹²⁶	3500	Existing public transport services	Bus service 6 days a week Ely (Monday-Saturday) to Ely and Newmarket/ Cambridge. Also served by Dial-a ride
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FPM/7	279	Strategic objectives	<div>2. Avoid further elongation of the town, and Focus housing growth in the central belt in order to support the town centre.</div>														
FPM/8	279	Housing	<div>[third paragraph] ‘....It is estimated there could be capacity for perhaps 410 553 dwellings in Soham between 2012 2013 and 2031....’</div>														
FPM/9	279	Housing	<div>[fourth paragraph] ‘....Development on these allocation sites will need to be in line with Policies SOH 1, SOH 2, and SOH 3, SOH 4, SOH 5, SOH 6, SOH 7 and SOH 8 – see details below. The new housing sites are is mainly located in the central belt of Soham, and should help to support the vitality of the town centre and avoid further elongation of the town....’</div>														
FPM/10	280	Housing	<div>[Housing supply table. The original figures are those from the draft Local Plan as amended through the Proposed Modifications April 2014]</div> <div>‘Estimated housing supply in Soham 2012 2011-31, from specific sites and windfall supply’</div> <table><tr><th>Housing sources</th><th>Number of dwellings</th></tr><tr><td>Completions 2011-13</td><td>260</td></tr><tr><td>Outstanding planning permissions</td><td>256</td></tr><tr><td>Potential large future sites</td><td>44 40</td></tr><tr><td>Estimated windfall on large sites</td><td>114</td></tr><tr><td>Housing allocations</td><td>1110 1,620</td></tr><tr><td>TOTAL ESTIMATED SUPPLY</td><td>1,784 2,290</td></tr></table>	Housing sources	Number of dwellings	Completions 2011-13	260	Outstanding planning permissions	256	Potential large future sites	44 40	Estimated windfall on large sites	114	Housing allocations	1110 1,620	TOTAL ESTIMATED SUPPLY	1,784 2,290
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FPM/11	288	Employment	<div>[third paragraph] ‘.....This includes an extension to the Northfield Business Park, a new employment site adjoining the new primary school on The Shade, and a large new business park to the east of the A142 - see Policies SOH 4- 9, 5- 10 and 6- 11 below....’</div>														

FPM/12	288	Employment	[Employment table – last column] Policy SOHAM 4 Policy SOH 9 Policy SOHAM 5 Policy SOH 10 Policy SOHAM 6 Policy SOH 11
FPM/13	289	Supporting text to Policy SOH 4	[fifth paragraph] ‘...It will demonstrate how the site will deliver the key aims of Policy SOH 4 9’
FPM/14	289	Policy SOH 4	Policy SOH 4 Policy SOH 9
FPM/15	290	Policy SOH 5	Policy SOH 5 Policy SOH 10
FPM/16	291	Supporting text to Policy SOH 6	[sixth paragraph] ‘...It will demonstrate how the site will deliver the key aims of Policy SOH 6 11’
FPM/17	291	Policy SOH 6	Policy SOH 6 Policy SOH 11
FPM/18	292	Town centre	[fifth paragraph] ‘....These opportunity sites are identified in the Map below, and described in Policies SOH 7, 8, 9 and 10 12, 12, 14 and 15 below.....’
FPM/19	293	Budgens site	[second paragraph] ‘...It is therefore identified on Mmap 8.35, and Policy SOH 7 12 below seeks to....’
FPM/20	294	Policy SOH 7	Policy SOH 7 Policy SOH 12
FPM/21	295	Policy SOH 8	Policy SOH 8 Policy SOH 13
FPM/22	297	Policy SOH 9	Policy SOH 9 Policy SOH 14
FPM/23	298	Policy SOH 10	Policy SOH 10 Policy SOH 15
FPM/24	299	Policy SOH 11	Policy SOH 11 Policy SOH 16
FPM/25	300	Infrastructure	[Table] [Safety improvements to junctions of Northfield Road, Qua Fen Common and Paddock Street on the A142] ‘Facilitated via the Eastern Gateway development (see Policy SOH 3) and the employment allocation to the east of the bypass (see Policy SOH 6 11).
FPM/26		Map 8.32 - Development envelope	See attached map at the end of the document.

Chapter 3 – Delivery of sustainable growth

Ref.	Page	Policy /para.	Proposed Modification
FPM/27	27	3.5.3	‘...Further details on the search for appropriate and sustainable sites can be viewed in the accompanying technical papers ‘Site Assessment Results’ (February 2013) and ‘Assessment of Deliverability in Market Towns’ (July 2014) and in the Council’s Draft Final Sustainability Appraisal documents’
FPM/28	27	3.5.3	[insertion of revised key diagram showing broad locations on the edge of Soham. These have been updated from the version published for Proposed Modifications consultation in April 2014, taking account of the fact that some of the Soham areas have now been proposed as specific housing allocations in the tables above.] [Revised key diagram for Soham – see map at the back of this document.]
FPM/29	28	3.5.6	‘...It is estimated that approximately 5,900 6,500 dwellings will be on new allocations, mainly on the edge of existing towns and villages.’
FPM/30	28	3.5.7	‘The housing trajectory for 2012 in the Council’s ‘Housing Supply Paper’ July 2014 demonstrates that a five year supply of specific deliverable sites incorporated an additional buffer of 5% can be identified as required by Government’

FPM/31	28	Table 3.2	[Table title and content. The original figures are those in the draft Local Plan as amended through the Proposed Modifications in April 2014]							
			<i>'Table 3.2 – Summary of estimated housing supply 2012 2011-31'</i>							
			Location	Completions 2011/2- 2012/13	Outstanding commitments at 1.4.13	Large potential sites	Small windfall sites	Specific rural sites	Allocs.	TOTAL
			Market towns	458	950	345 284	241	0	5339 5849	7303 7782
			Ely	95	145	62 56	68	0	3679	4049 4043
			Soham	260	256	44 40	114	0	4110 1620	4784 2290
			Littleport	103	549	209 188	59	0	550	1470 1449
			Villages	200	251	307 276	421	70	659	4908 1877
			Rural windfall estimate		-	-	471	-	-	471
			Broad locations	-	-	-	-	-	-	2,300 1,850
			TOTAL	658	1,201	622 560	1,133	70	5998 6,508	11,982 11,980
FPM/31	31	Policy GROWTH 4	'Land will be allocated in the Local Plan to enable the delivery of approximately 5,900 6,500 dwellings on the edge of towns and villages....'							
FPM/32	31/32	Policy GROWTH 4	[Table] [Soham] Brook Street – 400 SOH 1 Station Road – 90 SOH 2 Eastern Gateway – 600 SOH 3 Land off Fordham Road – 90 SOH 4 Land south of Blackberry Lane – 160 SOH 5 Land north of Blackberry Lane – 100 SOH 6 Land adjacent to the cemetery – 115 SOH 7 Land east of The Shade – 45 SOH 8 East of the Shade – SOH 4 9 West of the Shade – SOH 5 10 East of the A142 bypass – SOH 6-11 Budgens – SOH 7-12 Church Hall area – SOH 8-13 Coop area – SOH 9-14							