



EAST CAMBRIDGESHIRE  
DISTRICT COUNCIL  
Local Development Framework

# Annual Monitoring Report 2010/11

December 2011



# Annual Monitoring Report 2010/11

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# Executive Summary

## Outline of the AMR

The Annual Monitoring Report (AMR) provides information on a range of development related statistical matters, progress on the implementation of the Local Development Scheme and monitoring on the implementation of planning policy. East Cambridgeshire's seventh Annual Monitoring Report (AMR) covers the reporting year from 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2011 and reports on the policies of the adopted East Cambridgeshire District Council Core Strategy (2009).

## Progress on the LDF

The Local Development Framework (LDF) is the name for 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.

The main document in the LDF is the Core Strategy. The East Cambridgeshire Core Strategy was adopted in October 2009, and sets out a broad vision/strategy for growth up to the year 2025. The District Council is in the process of reviewing this document. The new document will be known as the East Cambridgeshire Local Plan - a single plan which includes a vision for growth and strategic policies and identifies 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.

In this monitoring period work proceeded on the review of the Core Strategy.

## Key indicators

The main findings of this AMR are summarised below.

- **Housing**

A total of 368 dwellings (net) were completed, 121 of which were affordable. The average density of completed dwellings increased to 65 dwellings per hectare. The Council exceeded the local target of 35% for the re-use of previously developed land. The proportion of dwelling completions for smaller 1 and 2 bedroom dwellings rose slightly to 33%.

- **Gypsy and Traveller Sites**

The number of gypsy caravans fell to 139. Six additional pitches were completed. Seven unauthorised encampments were recorded.

- **Employment**

A total of 4,808m<sup>2</sup> of employment space was developed whilst 2,671m<sup>2</sup> was lost, representing a net gain of 2,137m<sup>2</sup>. Median gross weekly pay for workers in the district increased to £462.80 (2011 figures).

- **Services and Infrastructure**

Five retail developments were completed. Retail vacancy fell in all 3 town centres: Ely 3.3%, Littleport 3.7% and Soham 3.0%. Six new community facilities were completed. Two redundant community facilities were lost to housing. Overall, 35% of new dwellings were completed within 30 minutes by public transport of key services. The least accessible key service was hospitals. The

provision of sports pitches in the district remained at 1.2 ha per 1,000 population. A total of 78% of rights of way in East Cambridgeshire were rated 'easy to use'.

- **Environment**

East Cambridgeshire had 2.1ha of open space per 1,000 population. Jubilee Gardens in Ely remained the only site to be awarded a Green Flag award. Two renewable energy generating developments were recorded, providing an additional 0.66MW. Almost 40% of SSSIs were in 'favourable' or 'unfavourable recovering' condition, a considerable increase on 2009/10. No planning permissions were granted contrary to Environment Agency advice. Levels of nitrogen dioxide and particulates remained within National Air Quality Strategy Objectives.

- **Future Monitoring**

Data was available for all Core Output Indicators with the exception of Housing Quality [H6]. The Council was unable to provide data on several local indicators as new databases are being set up. Full details of the indicators are provided in Chapter 4.

# 1 Introduction

## Changes to legislative requirements

- 1.1 The Localism Act will remove the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor. The District Council considers that there is a clear benefit in sharing the performance and achievements of the planning service with the local community and other stakeholders. For this reason, the District Council will continue to publish an Annual Monitoring Report at the end of each year.
- 1.2 Local authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. This AMR reports on the same suite of indicators used in recent years to monitor Core Strategy policies, however, a full review of the report will be carried out alongside the Local Plan review.

## Period covered

- 1.3 This AMR covers the period 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2011.

## Structure of the report

- 1.4 The report measures various indicators to assess performance:
- **Contextual Indicators** – These describe the wider social, environmental and economic background against which planning policy operates. These long-term indicators draw mainly on existing published sources of information such as the 2001 Census.
  - **Local Indicators** – Local Indicators provide scope for addressing issues which are of particular local importance. NB. Local Authorities were previously required to monitor a set of Core Output Indicators. For consistency, we have continued to monitor them in this report as Local Indicators.
  - **Process Indicators** – These highlight the progress that has been made on the preparation of the agreed programme of Development Plan Documents.
- 1.5 The AMR has been divided into four chapters:
- **Spatial Portrait** – this chapter provides a snapshot of the district's main characteristics. Key features of the Spatial Portrait are described by a series of Contextual Indicators.
  - **Plan Making** – this chapter reviews progress on the East Cambridgeshire LDF and indicates whether the timetable and milestones in the Local Development Scheme (LDS) are being achieved.
  - **Performance Against Key Indicators** – this chapter measures the performance of the Council against a series of national and local indicators.
  - **Existing Deficiencies and Future Monitoring** – this chapter provides an outline of those indicators that the Council were not able to report upon.
- 1.6 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 submission to the Secretary of State at the end of December 2011.

## Data sources

- 1.7 Information for this AMR comes predominantly from monitoring carried out on the Council's behalf by the Cambridgeshire County Council Research Group (CCCRG). 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 80,900 (CCCRG mid-year population estimate 2010). 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 119,800), 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 17,630), whilst Soham (population 10,050) and Littleport (population 7,370) 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 detailed as appropriate.

### Demographic structure

- 2.7 **Population:** The population of East Cambridgeshire was estimated as **80,900** in mid-2010 (CCCRG). Table 2.1 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 both in terms of population, dwellings and household growth.

Table 2.1 Population and Dwelling Stock 2001-2010

	Population			Total Dwellings		
	mid-2001	mid-2010	% Change 2001-2010	mid-2001	mid-2010	% Change 2001-2010
Cambridge City	109,900	119,800	9.0%	44,500	48,900	9.9%
<b>East Cambs</b>	<b>70,900</b>	<b>80,900</b>	<b>14.1%</b>	<b>30,900</b>	<b>36,200</b>	<b>17.2%</b>
Fenland	83,700	94,200	12.5%	36,800	42,400	15.2%
Huntingdonshire	157,200	165,300	5.2%	65,700	71,600	9.0%
South Cambs	130,500	145,200	11.3%	54,200	61,100	12.7%
Cambridgeshire	552,200	605,400	9.6%	232,100	260,200	12.1%

Source: CCCR

- 2.8 Age profile:** The age profile of the district's population is broadly comparable to the regional average (Table 2.2). 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: CCCR).

Table 2.2 Population Age Group Estimates Mid 2010

Age Group	East Cambs		Cambridgeshire	
	Number	% Population	Number	% Population
0-4	5,300	6.6%	35,700	5.9%
5-14	9,600	11.9%	69,400	11.5%
15-24	8,700	10.8%	81,000	13.4%
25-44	20,700	25.6%	162,100	26.8%
45-64	22,400	27.7%	158,400	26.2%
65-74	7,500	9.3%	54,100	8.9%
75-84	5,000	6.2%	32,900	5.4%
85+	1,700	2.1%	11,700	1.9%
<b>TOTAL</b>	<b>80,900</b>	<b>100.0%</b>	<b>605,400</b>	<b>100.0%</b>

Source: CCCR

- 2.9 Ethnic origin:** There has been no new data on East Cambridgeshire's ethnic diversity since the 2001 Census. This estimated that the district has a non-white population of 2.1%. This compared with a non-white population of 4.1% for Cambridgeshire as a whole, and 9.1% for England. The population of Travellers and Gypsies is difficult to estimate. Travellers were not identified as an ethnic group in the 2001 Census though this will change in the 2011 Census.
- 2.10 Life expectancy:** The life expectancy at birth for East Cambridgeshire residents is relatively high in regional and national terms (Table 2.3).

Table 2.3 Life Expectancy at Birth (in years)

	East Cambridgeshire				East of England				England			
	04-06	05-07	06-08	07-09	04-06	05-07	06-08	07-09	04-06	05-07	06-08	07-09
Males	79.40	80.10	<b>80.48</b>	<b>81.00</b>	78.30	78.70	78.94	79.30	77.32	77.65	77.93	78.30
Females	84.10	84.00	<b>83.80</b>	<b>83.80</b>	82.30	82.60	82.75	83.00	81.55	81.81	82.02	82.30

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:** Table 2.4 shows notifiable offences committed in 2010/11. Levels of crime in the district remain relatively low. The East Cambridgeshire Community Safety Partnership have published the Community Safety Plan for 2011-2014 which can be viewed online at: [http://www.eastcamb.gov.uk/sites/default/files/crime/community\\_safety\\_strategy\\_2011\\_2014\\_31424.pdf](http://www.eastcamb.gov.uk/sites/default/files/crime/community_safety_strategy_2011_2014_31424.pdf)

**Table 2.4 Notifiable Offences Recorded by the Police 2008 –2011**

Area	Year	Violence Against the Person		Robbery		Burglary in a Dwelling		Theft of a Vehicle		Theft from a Vehicle	
		No. Offences	% Change	No. Offences	% Change	No. Offences	% Change	No. Offences	% Change	No. Offences	% Change
England	2008/09	841,082	-6.2%	78,019	-5.3%	273,978	+1.7%	138,908	-13.2%	373,060	-8.4%
	2009/10	810,831	-3.6%	73,409	-5.9%	258,500	-5.6%	111,051	-20.1%	318,656	-14.6%
	2010/11	765,618	-5.6%	74,561	+1.6%	248,711	-3.8%	100,700	-9.3%	297,323	-6.7%
East of England	2008/09	69,248	-6.1%	4,465	+0.1%	23,374	+5.9%	11,933	-16.7%	34,375	-9.3%
	2009/10	70,197	+1.4%	3,709	-16.9%	22,047	-5.7%	9,523	-20.2%	29,075	-15.4%
	2010/11	70,669	+0.7%	3,780	+1.9%	21,747	-1.4%	8,828	-7.3%	27,340	-6.0%
East Cambs	2008/09	561	+13.6%	9	-0.1%	194	-17.8%	188	-18.6%	324	-27.5%
	2009/10	612	+9.1%	17	+88.9%	204	+5.2%	106	-43.6%	320	-1.2%
	2010/11	589	-3.8%	10	-41.2%	206	+1.0%	119	+12.3%	326	+1.9%

Source: Office for National Statistics: Neighbourhood Statistics

- 2.13 Unemployment:** Unemployment fell to 2.0% in the district during the monitoring period. The rate of decrease was comparable with the eastern region as a whole (Table 2.5).

**Table 2.5 - Unemployment rates and Comparators (April 2008 – April 2011)**

	April 2008		April 2009		April 2010		April 2011		April 2010 to April 2011
	No.	%	No.	%	No.	%	No.	%	% Change
East Cambs	506	1.0	1,234	2.5	1,173	2.4	1,081	2.0	-0.4
Cambridgeshire	4,671	1.2	10,059	2.7	9,441	2.5	8,603	2.1	-0.4
East of England		1.7		3.5		3.4		3.0	-0.4
Great Britain		2.2		4.1		4.1		3.7	-0.4

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

- 2.14 Educational Attainment:** At GCSE/GNVQ level, 80.4% of pupils attending schools in East Cambridgeshire achieved 5 or more A\*-C passes. This is another improvement in performance with pupils continuing to perform better than regional (74.3%) and national (76.1%) averages.
- 2.15 Post-16 Education:** In 2010 90% of students in East Cambridgeshire stayed on in full-time education at 16+, an increase of 1% from the previous year, just over 1% were in full time training, 4.5% in full time employment and nearly 2% of leavers were not in education, employment or training (NEET). Source: CCC Connexions, November 2010
- 2.16 Qualification levels:** The level of educational achievement of the district's workforce is above the regional and national average at the all NVQ levels (Table 2.6).

**Table 2.6 Qualification levels of working age people (January 2010-December 2010)**

Qualification Level	East Cambs	East Cambs (%)	East of England	Great Britain
NVQ4 and above	18,300	35.8%	28.5%	31.3%
NVQ3 and above	26,600	51.9%	48.2%	51.0%
NVQ2 and above	35,700	69.6%	65.8%	67.3%
NVQ1 and above	44,500	86.8%	81.4%	80.2%
Other qualifications	*	*	8.2%	8.5%
No qualifications	3,900	7.6%	10.4%	11.3%

Source: ONS Annual Population Survey

Notes: \* Sample size too small for reliable estimate. Numbers and % are for those of aged 16-64

## Economy

**2.17 Employment sectors:** Table 2.7 shows the latest figures for employment by industry in East Cambridgeshire. Major employers in the district include Shropshires (Gs), Turners Transport, DS Smith, JDR Cables, Life Fitness, Thurlow Nunn Standen and Tesco.

Table 2.7 Employment by Industry in East Cambridgeshire

Industry	2009		2010	
	Number	%	Number	%
Mining, quarrying and utilities	500	2.2	500	2.1
Manufacturing	2,800	12.3	3,100	13.2
Construction	1,900	8.3	1,400	6.0
Services	17,500	76.8	18,400	78.6
Distribution, hotels and restaurants	4,900	21.5	5,500	23.5
Transport, IT and communications	2,300	10.1	2,200	9.4
Finance and other business activities	4,700	20.6	4,800	20.5
Public administration, education and health	4,300	18.9	4,500	19.2
Other services	1,300	5.7	1,400	6.0
Tourism-related	1,400	6.1	2,100	9.0

Source: Business Register and Employment Survey

Note: % is a proportion of total employee jobs

**2.18 Business demography:** In East Cambridgeshire there were 345 business births and 385 business deaths in 2009. There were 3,645 active businesses in East Cambridgeshire during 2009, an increase of 85 on 2008 (source: ONS Business Demography 2009).

**2.19 Employment by occupation:** The latest employment by occupation figures are shown in Table 2.8. The survey estimates that professional occupations are the highest employers in the district, followed by associate professional and technical occupations.

Table 2.8 Employment by Occupation (April 2010 – March 2011)

Occupation	East Cambs		East of England	Great Britain
	2009/10	2010/11	2010/11	2010/11
Managers and senior officials	10.1%	13.3%	16.9%	15.7%
Professional occupations	26.6%	25.8%	14.6%	14.1%
Associate professional & technical	*	18.6%	14.8%	14.8%
Administrative & secretarial	*	*	11.4%	10.7%
Skilled trades occupations	13.4%	13.8%	10.5%	10.2%
Personal service occupations	11.7%	*	8.3%	8.8%
Sales and customer services	*	*	6.7%	7.4%
Process plant & machine operatives	*	*	6.3%	6.6%
Elementary occupations	13.2%	*	10.3%	11.3%

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) increased by 1.5% in 2010 despite annual decreases at the county, regional and national level (Table 2.9).

Table 2.9 Activity rates in East Cambridgeshire and comparator areas 2007-2011

Year	East Cambs	Cambridgeshire	East of England	Great Britain
Jan 07 – Dec 07	78.6%	80.9%	81.0%	78.6%
Jan 08 – Dec 08	89.3%	81.6%	81.3%	78.8%
Jan 09 – Dec 09	85.9%	80.9%	79.4%	76.7%
Jan 10 – Dec 10	87.4%	79.1%	78.7%	76.2%

Source: Nomis local area labour force survey

- 2.21 Gross weekly pay for full-time employees:** Median gross weekly earnings in East Cambridgeshire rose by £19.70 (4.4%) in 2011 to £462.80 (Table 2.10). Using this measure, East Cambridgeshire remains the fourth highest earning district in the county.

Table 2.10 Median gross weekly earnings by workplace – All full-time workers 2007-2011

	2007 (£)	2008 (£)	2009 (£)	2010 (£)	2011 (£)
East Cambridgeshire	457.30	419.50	450.30	443.10	462.80
Cambridge City	480.30	502.00	524.40	539.20	553.00
Fenland	423.80	404.50	422.00	399.10	400.50
Huntingdonshire	457.00	469.50	482.20	503.60	497.90
South Cambridgeshire	555.70	592.40	597.90	599.90	586.00
East of England	450.50	469.10	478.60	488.70	494.50
Great Britain	459.30	479.10	489.90	500.30	502.60

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 East Cambridgeshire than for the County as a whole, 72.9% as opposed to 71%, and much higher than the national figure of 68.8%. 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.

Table 2.11 - Households and Tenure in East Cambridgeshire

	Total Households	Owner Occupied	Local Authority	Housing Association	Private Rented	Other
East Cambs	29,778	72.9%	1.3%	13.0%	9.0%	3.7%
Cambridgeshire	222,871	71.0%	9.1%	6.6%	11.0%	2.3%

Source: 2001 Census

- 2.23 House prices:** The average house price in East Cambridgeshire rose by 9.4% between 2009 and 2010 and the lower quartile house price (i.e. entry level) rose by 9.3%. The lower quartile affordability ratio worsened in 2010 - a single earner in East Cambridgeshire with a lower quartile income is not in a position to buy a lower quartile home. There are therefore continuing concerns about housing affordability in the district.

Table 2.12 – House Prices and Affordability in East Cambridgeshire

	2007	2008	2009	2010
Mean house price	215,760	214,786	197,212	215,673
Median house price	189,460	184,500	171,000	189,498
Lower quartile house price	151,500	145,000	135,000	147,500
Lower quartile affordability ratio <sup>1</sup>	8.87	8.60	7.22	8.12

Source: Land Registry and ASHE

## Transport and spatial connectivity

- 2.24 Commuting:** there are significant levels of commuting in and out of the district, and within the district, with 49.4% of employed residents out-commuting, and 24.4% in-commuting (source: 2001 Census). This is one of the highest levels of out-commuting in the eastern region. The remainder (11%) work mainly from home (gross figures). Figures 2.1 and 2.2 show the workplace of East Cambs residents and the origin of the working population of East Cambs.

<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)

Figure 2.1 Workplace of East Cambridgeshire employed residents

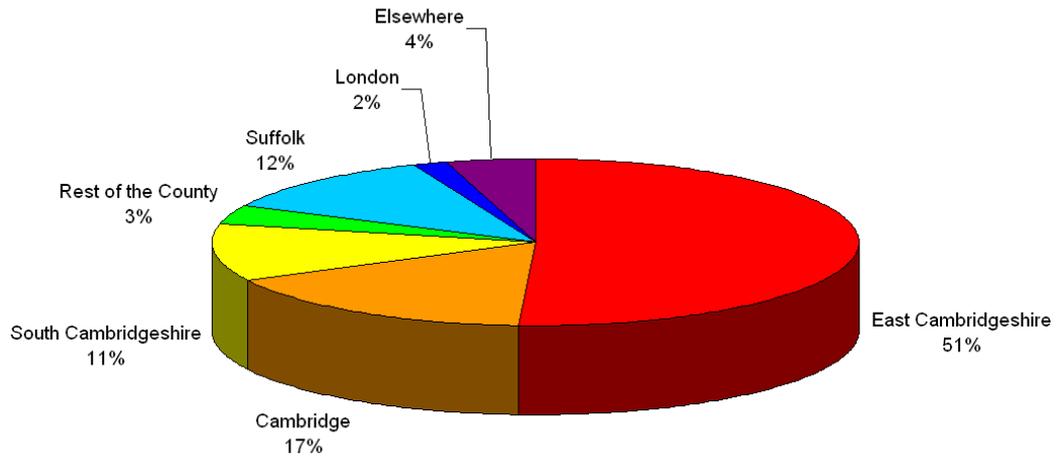
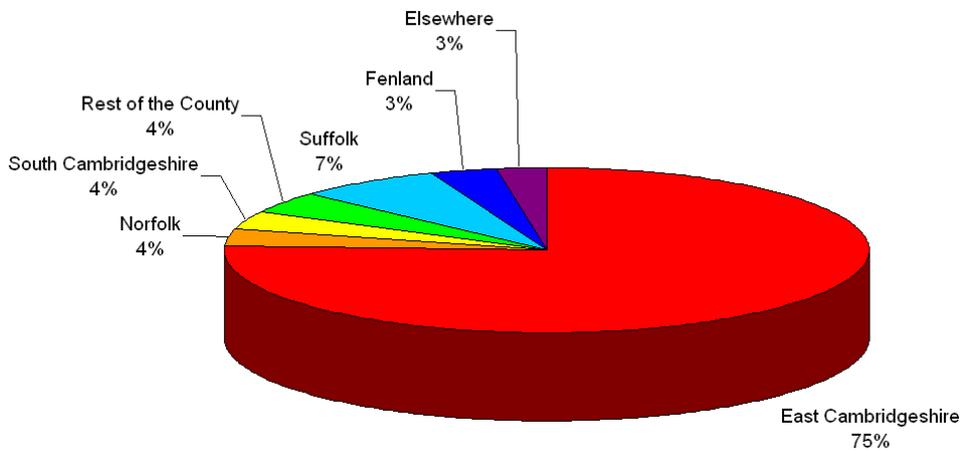


Figure 2.2 Origin of East Cambridgeshire Workforce



Source: A Census Profile of the Cambridgeshire and Peterborough Labour Market, Census 2001

**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 reduced over the monitoring year with the exceptions of Shippea Hill and Cambridge (Table 2.13).

Table 2.13 – Station Usage in East Cambridgeshire Stations and Comparators

Station	Entries & Exits				
	2005-06	2006-07	2007-08	2008-09	2009-10
Ely	1,278,724	1,420,734	1,505,730	1,583,246	1,579,948
Littleport	122,666	146,218	148,836	156,124	149,428
Shippea Hill	26	606	845	868	942
Kennett	13,057	16,056	17,675	16,274	14,542
Dullingham	20,219	19,676	26,723	26,354	24,308
Cambridge	6,137,423	6,522,309	6,997,889	7,571,838	7,661,146
Waterbeach	213,500	227,281	250,039	277,470	266,020
Huntingdon	1,373,378	1,448,338	1,564,270	1,592,696	1,542,100

Source: Office of Rail Regulator (ORR)

### 3 Plan Making

3.1 The statutory development plan for the district in the 2010/11 monitoring period comprised:

- East Cambridgeshire District Council Core Strategy 2009
- East Cambridgeshire District Local Plan 2000 (saved policies<sup>2</sup>)
- Cambridgeshire and Peterborough Structure Plan 2003 (saved policies)

3.2 This chapter reviews progress on the East Cambridgeshire LDF. The requirement is to monitor progress between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2011, but progress to November 2011 is also included.

Table 3.1 Summary of Progress on the Major LDF Documents

LDF Document		Date Completed	Date Scheduled
<b><u>Core Strategy DPD and Proposals Map</u></b>	Core Strategy Amendment Paper (Issues & Options) Core Strategy Amendment Paper (Preferred Options) Submission Draft Examination Adoption	May 2007 Oct 2007 May 2008 Apr-May 2009 Oct 2009	
<b><u>Site Allocations DPD</u></b>	Issues and Options Paper Options Paper	May 2006 Jul-Aug 2010	Work to be incorporated into Local Plan
<b><u>Ely Area Action Plan</u></b>	Options Paper	Jul-Aug 2010	Work to be incorporated into Local Plan
<b><u>Local Plan (Core Strategy Review)</u></b>	Consultation on Village Visions Consultation on district-wide strategic matters Consultation on Draft Plan Submission of Final Plan Examination Adoption		May 2011-Feb 2012 Jan-Feb 2012 Spring 2012 Summer 2012 Autumn 2012 Late 2012

#### LDF progress

3.3 The following milestones were achieved between April 2010 and March 2011:

- Contaminated Land SPD adopted (May 2010)
- County Wildlife Sites SPD adopted (May 2010)
- Submitted Annual Monitoring Report (December 2010)

3.4 Since April 2011 further milestones have been achieved or have commenced:

- First stage of public consultation on Village Visions (May-December 2011)

#### Planning application and appeal statistics

3.5 In this monitoring period **888** planning applications were determined (excluding prior notification applications), of which **90%** were granted (800). This compares to the national average of 74%<sup>3</sup>.

3.6 Also during this period the Planning Inspectorate determined **15** planning appeals. The Council achieved a success rate of **67%** on appeals with 15 dismissed and 5 allowed. The national average of appeals dismissed was 68% (source: Planning Inspectorate Statistical Report: England 2010-11).

<sup>2</sup> Following adoption of the Core Strategy in October 2009, 15 Local Plan policies remain 'saved'.

<sup>3</sup> Communities and Local Government planning statistics

## 4 Performance Against Key Indicators

- 4.1 Please note that figures quoted in previous AMRs may differ as data is investigated further and 'cleaned' to provide more robust figures for the future.

### Housing

- 4.2 The National Planning Policy Framework states that local authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period. Housing trajectories are a forward planning tool, designed to support the plan, monitor and manage approach to housing delivery by monitoring both past and anticipated completions. Trajectories also provide a means of further exploring and understanding the various components of past and future housing supply.
- 4.3 The housing trajectory for East Cambridgeshire (Table 4.1) is based on actual housing completions between 2001-2011, and estimated completions to 2025. See Appendix 1 for a detailed explanation of the sources of supply.
- 4.4 The following section presents the key information included within the housing trajectory.

### Plan period and housing targets

- 4.5 In line with former Regional Spatial Strategy requirements, the adopted East Cambridgeshire Core Strategy makes provision for a minimum of 10,320 new dwellings to be completed in the district between 2001-2025. A new housing target will be set in the Local Plan.

### Net additional dwellings – in previous years

- 4.6 A total of 5,681 dwellings (net) were completed between 2001-2011.

### Net additional dwellings – for the reporting year

- 4.7 A total of 368 dwellings (net) were completed in the 2010/11 monitoring year. This compares to a prediction of 295 dwellings in the 2010 housing trajectory, and indicates that the district may be starting to recover from the housing market downturn.

### Net additional dwellings – in future years

- 4.8 An estimated 4,872 dwellings (net) are predicted to come forward over the rest of the plan period to 2025.
- 4.9 Local Planning Authorities must maintain a 5-year supply of deliverable sites for housing. For the 5-year period from 2011-2016 (excluding the current monitoring year), the district is exceeding the target for housing supply with 1,960 deliverable dwellings against a target of 1,657 net additional dwellings (Table 4.1). The supply of ready to develop housing sites is therefore 118%. Appendix 2 provides further information.

### Managed delivery target

- 4.10 It is concluded that sufficient housing is likely to be delivered in East Cambridgeshire over the plan period to meet and exceed the minimum requirements of the Core Strategy. This is illustrated by the 'residual target' line in the housing trajectory graph, which takes account of dwellings already completed up to that point. It is estimated that a total of 10,553 dwellings will come forward between 2001-2025, against a minimum Core Strategy target of 10,320.

Figure 4.1 Housing Trajectory 2001-2025

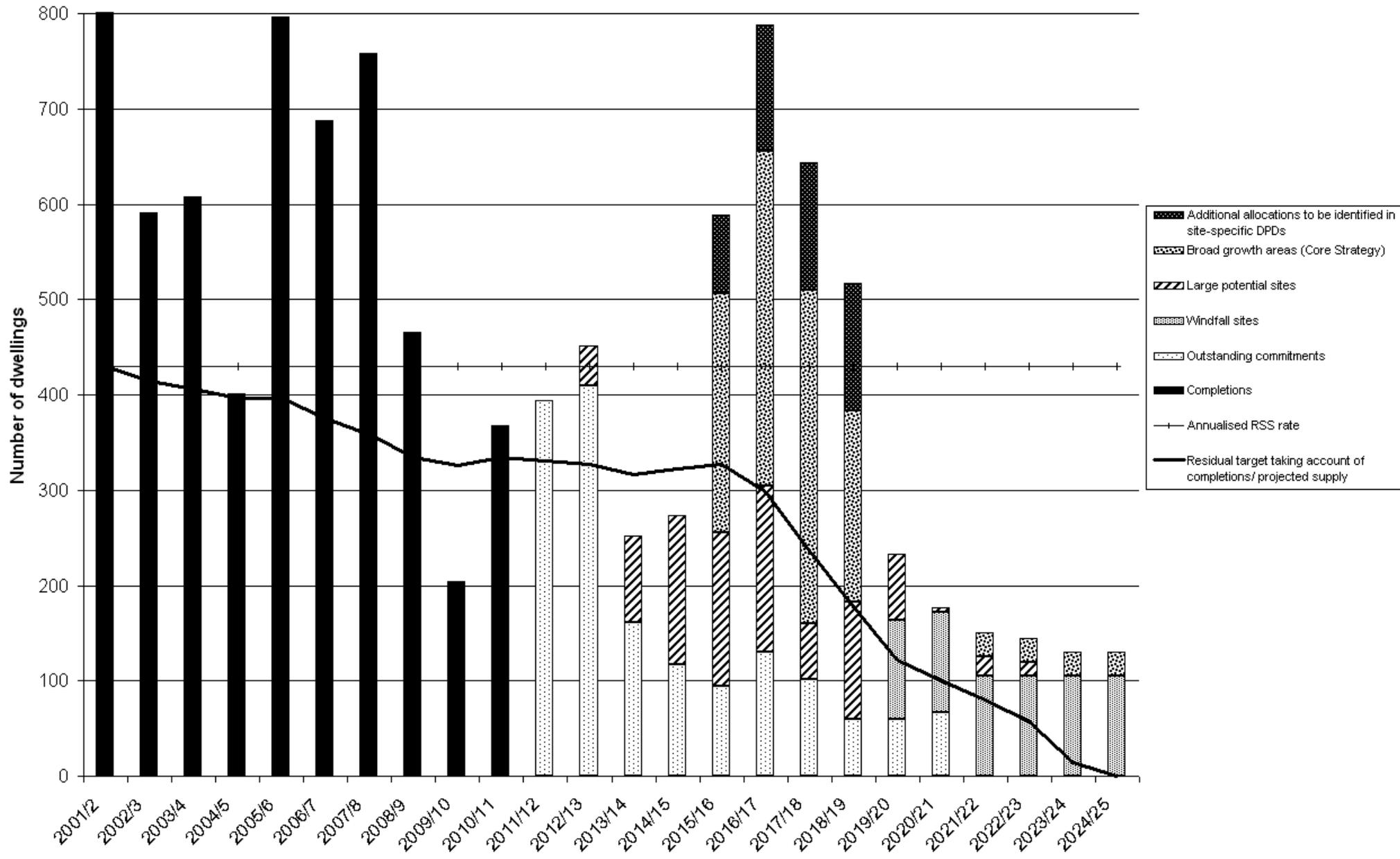


Table 4.1 Housing Trajectory

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11 Rep	11/12 Cur	12/13 1	13/14 2	14/15 3	15/16 4	16/17 5	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
<b>Net additional dwellings – in previous years</b>	801	591	608	401	796	688	758	466	204	368														
<b>Net additional dwellings – for the reporting year</b>																								
Outstanding commitments – allocations with permission											85	55	40	50	50	50	20	20	20	67				
Outstanding commitments – allocations without permission															50	81	40	40						
Outstanding commitments – other large committed sites											242	239	53	37	8									
Outstanding commitments – large sites with permission at 31.03.10												49		30	36	30								
Outstanding commitments – small sites											67	67	68											
Windfall estimates (small sites within settlements)																			69	70	70	70	70	70
Windfall estimates (rural exception sites)																			34	35	35	35	35	35
Large potential sites within settlements												13	26	119	156	175	59	123	70	5	20	14		
Large potential rural exception sites												28	65	38	6									
Broad locations for growth (Core Strategy)															250	350	350	200			25	25	25	25
Additional allocations (Site Allocations + Ely AAP)															83	133	133	134						
<b>Total net additional dwellings – in future years</b>	<b>801</b>	<b>591</b>	<b>608</b>	<b>401</b>	<b>796</b>	<b>688</b>	<b>758</b>	<b>466</b>	<b>204</b>	<b>368</b>	<b>394</b>	<b>451</b>	<b>252</b>	<b>274</b>	<b>589</b>	<b>788</b>	<b>643</b>	<b>517</b>	<b>233</b>	<b>177</b>	<b>150</b>	<b>144</b>	<b>130</b>	<b>130</b>
<b>Annualised Plan Target</b>	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
Plan – Cumulative Target	430	860	1290	1720	2150	2580	3010	3440	3870	4300	4730	5160	5590	6020	6450	6880	7310	7740	8170	8600	9030	9460	9890	10320
Cumulative net additional dwellings	801	1392	2000	2401	3197	3885	4643	5109	5313	5681	6075	6526	6778	7052	7641	8429	9072	9589	9822	9999	10149	10293	10423	10553
Number of dwellings above cumulative target	371	532	710	681	1047	1305	1633	1669	1443	1381	1345	1366	1188	1032	1191	1549	1762	1849	1652	1399	1119	833	533	233
<b>Managed delivery target – taking account of completions/ projected supply</b>	430	414	406	396	396	375	358	334	326	334	331	327	316	322	327	298	236	178	122	100	80	57	14	0

Figure 4.2 Housing Trajectory: Cumulative Completions

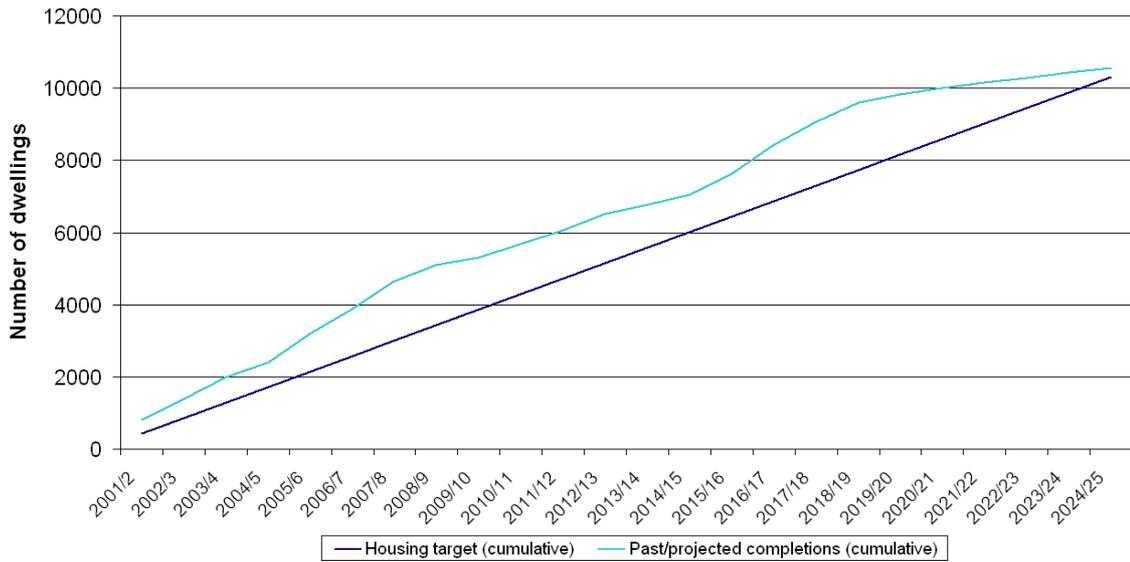
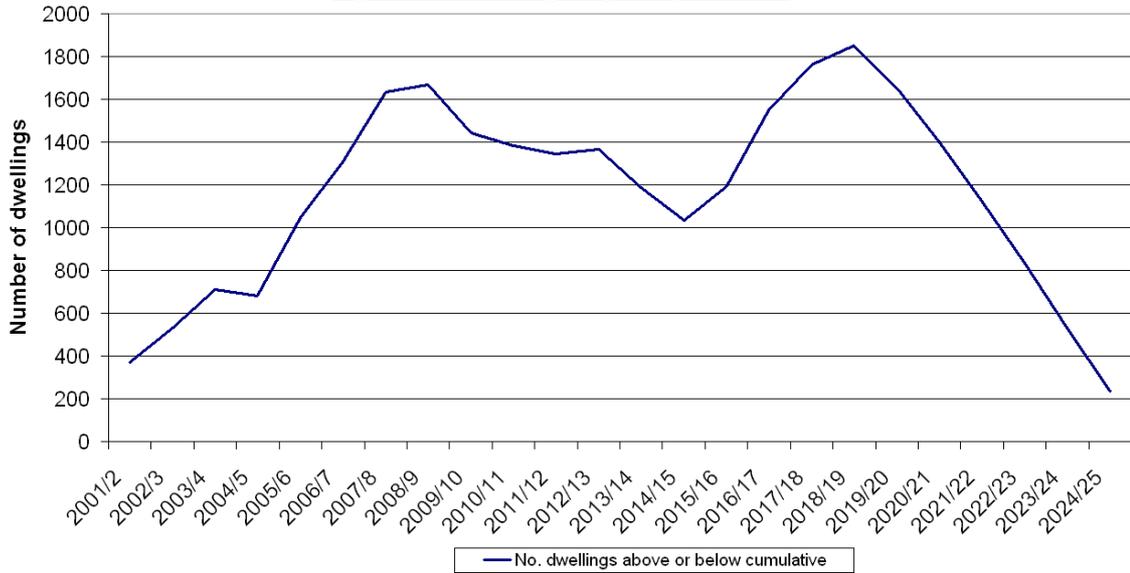


Figure 4.3 Housing Trajectory: Monitor



**New and converted dwellings on PDL [Policy CS2: Housing]**

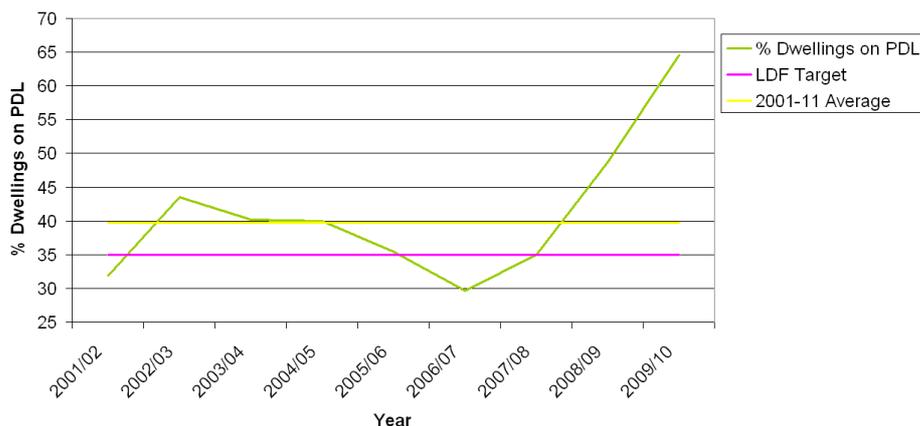
- 4.11 Target: 35% of dwelling completions from 2001-2025 to be on previously developed land.
- 4.12 Of the 394 gross completions, 242 dwellings were on previously developed land, representing 61.4% (Table 4.2).

Table 4.2 New and Converted Dwellings (Gross) on PDL

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	01-11
PDL	261	267	255	176	299	216	288	241	164	242	2404
Greenfield	558	347	380	264	545	515	535	254	90	152	3648
<b>% Gross on PDL</b>	<b>31.9%</b>	<b>43.5%</b>	<b>40.2%</b>	<b>40.0%</b>	<b>35.4%</b>	<b>29.6%</b>	<b>35.0%</b>	<b>48.7%</b>	<b>64.6%</b>	<b>61.4%</b>	<b>39.7%</b>

Source: CCCR

**Figure 4.4 Percentage of Housing Completions on PDL**

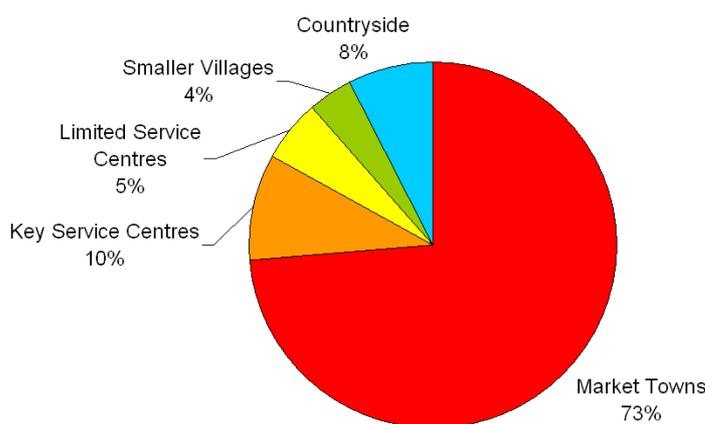


**Proportion of dwellings completed – by location [Policy CS1: Spatial Strategy]**

**4.13** Target: 66% of housing development in the Market Towns and 16% in the Key Service Centres over the plan period.

**4.14** Figure 4.5 shows the breakdown of where the new dwelling completions were located in the district for the monitoring period.

**Figure 4.5 Proportion of Dwelling Completions (net)**



Source: CCCRG

**Number of dwellings completed – by settlement [Policy CS2: Housing]**

**4.15** Target: none.

**4.16** Table 4.3 shows the breakdown of where the new dwelling completions were located.

**Table 4.3 Net Dwellings Completed in East Cambridgeshire Settlements**

	2007/08	2008/09	2009/10	2010/11
Aldreth	3	1	2	0
Ashlev	1	0	0	0
Black Horse Drove	3	0	0	0
Bottisham	1	4	0	11
Burrough Green	0	0	1	0
Burwell	9	19	6	5
Chettisham	1	1	0	0
Chevelev	1	2	0	6
Elv	274	137	21	106
Fordham	2	-1	1	4
Haddenham	1	20	7	4
Isleham	7	0	0	10

	2007/08	2008/09	2009/10	2010/11
Kennett	2	0	0	0
Kirtling	0	0	1	0
Littleport	69	87	38	79
Little Downham	34	4	25	0
Little Thetford	0	1	0	0
Lode	0	1	0	0
Lona Meadow	0	0	1	0
Meol	-1	1	0	3
Newmarket Fringe	8	3	6	6
Prickwillow	3	3	0	0
Pymoor	1	0	0	0
Queen Adelaide	0	0	0	-1
Reach	0	3	0	0
Snailwell	0	4	2	0
Soham	94	108	37	87
Stetchworth	8	-1	0	1
Stretham	10	0	2	5
Stuntnev	1	0	0	0
Sutton	87	6	5	9
Swaffham Bulbeck	-2	0	-1	1
Swaffham Prior	1	0	1	3
Wardv Hill	1	0	0	0
Wentworth	1	0	0	0
Wicken	3	2	0	0
Wilburton	8	0	2	0
Witcham	1	1	1	0
Witchford	0	1	1	1
Outside Settlements	126	59	45	28

Source: CCCRG

### Gross affordable housing completions [Policy CS2: Housing]

- 4.17** Target: 30% of housing provided from 2008-2025 to be affordable.
- 4.18** A total of 121 affordable dwellings were built during the year (Table 4.4). This represented 31% of total completions. This exceeds the local target of 30%.

Table 4.4 Gross affordable housing completions 2001 to 2010

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	01-10
Total Completions	819	614	636	440	844	731	829	494	251	394	6052
Affordable	56	46	68	59	207	197	141	120	38	121	1053
% Affordable	6.8%	7.5%	10.7%	13.4%	24.5%	27.0%	17.0%	24.2%	15.1%	30.7%	17.4%

Source: CCCRG

### Housing quality – building for life assessments

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

### Housing mix [Policy H1: Housing Mix]

- 4.20** Target: 40% of additional dwellings completed to contain 2 or fewer bedrooms.
- 4.21** Table 4.5 shows the size mix of housing completions in the district since 2001. In 2010/11, 32.6% of new dwellings were 1 or 2 bed properties.

Table 4.5 Housing mix (gross new dwelling completions by number of bedrooms) 2001-2011

No. of Bedrooms	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	% Total
1 Bed	49	22	32	21	117	61	47	59	20	51	7.9%
2 Bed	135	92	112	92	246	195	283	145	73	123	24.7%
3 Bed	309	218	200	175	259	272	281	132	67	138	33.9%
4+ Bed	321	271	287	146	217	186	185	133	82	75	32.3%
Unknown	5	11	5	6	5	17	33	25	9	7	2.0%
Total Completions	819	614	636	440	844	731	829	494	251	394	

Source: CCCRG

### Additional dwellings meeting Lifetime Homes standard [Policy H1: Housing Mix]

**4.22** Target: 20% of additional dwellings (including affordable housing) completed on schemes of 5+ dwellings to meet Lifetime Homes standards<sup>4</sup>.

**4.23** No dwellings were completed in 2010/11 that met the Lifetime Homes standards.

### Housing density - number of dwellings per hectare [Policy H2: Density]

**4.24** Target: average density of 30dph on new developments.

**4.25** In 2009/10, 56.2% of all dwelling completions were at densities below 30dph and 43.8% between 30-50dph (Table 4.6). The average density of all dwelling completions rose considerably in 2010/11 from 13.7 to 64.9dph.

Table 4.6 – Average density of completed dwellings (2005-2010)

	<30dph	30-50dph	>50dph	Total Completed
2005-2006	4.0%	74.4%	21.6%	676
2006-2007	13.8%	86.2%	0.0%	123
2007-2008	1.7%	88.0%	10.3%	706
2008-2009	5.2%	85.7%	9.1%	308
2009-2010	56.2%	43.8%	0.0%	153
2010-2011	0.0%	0.0%	100.0%	48
Average 2001-2011	25.4%	61.4%	13.2%	3589

Source: CCCRG

Note: densities are 'net' and exclude major distributor roads, primary schools, open spaces and landscape buffer strips.

### Location and tenure of affordable housing completions [Policy H3: Affordable Housing]

**4.26** Targets: (1) secure 40% of new dwellings as affordable housing in the south of the district, 30% in the north and 35% in Ely (developments of over 3 units) over the plan period. (2) 70% of new dwellings over the plan period to be for rent and 30% for shared ownership.

**4.27** Table 4.7 shows the location and tenure of affordable housing completions in 2010/11:

- Ely – 23 affordable dwellings were completed (22% of total completions)
- North of the district – 87 affordable dwellings were completed (40% of total completions)
- South of the district – no affordable dwellings were completed (0% of total completions)
- In total, 63% of affordable housing completions were social rented (including key workers) and 37% were intermediate.

Table 4.7 Location and Tenure of Affordable Housing Completions (2010-11)

Site	Area	Completions (net)	Dwelling Size and Tenure Mix
Land at 1 Walsingham Way, Ely	Ely	17	All social rent
Dwellings at garage block between 171-173 High Barns, Ely	Ely	6	6 x 3-bed: 4 social rent, 2 shared ownership
Land adjacent/rear of 8 Bridge Road, Mepal	North	6	3 x 2-bed: 1 social rent, 2 shared ownership 3 x 3-bed: 2 social rent, 1 shared ownership
Land to north of 21 Beck Road, Isleham	North	5	3 x 3-bed, 2 x 4-bed: all social rent
Land between 17-19 Ten Mile Bank, Littleport	North	8	5 x 2-bed, 2 x 3-bed, 1 x 4-bed: all social rent
Keith Leonard House, 32 Lode Close, Soham	North	42	22 x 1-bed, 20 x 2-bed: all social rent
Dwellings at 98-120 Wisbech Road, Littleport	North	20	12 x 1-bed, 8 x 2-bed: all social rent

Source: CCCRG and District Monitoring

<sup>4</sup> 'Lifetime Homes' is a design standard that ensures that homes can easily be adapted in the future to meet the existing and changing needs of most households. The standard will have to be incorporated into all new homes by 2016.

### Residential care home bedspaces completed [Policy H6: Residential Care Homes]

**4.28** Target: the Cambridge Sub-region Strategic Housing Market Assessment identifies a need for an additional 550 nursing home beds, 1,800 'extra care' sheltered housing units and 1,000 fewer residential care home bedspaces in the county by 2021. No district breakdown is provided, however, based on the proportion of existing bedspaces, the following approximate levels of provision have been inferred:

- 70 additional nursing home beds would be required by 2021 (90 by 2025)
- 234 'extra care' sheltered housing units would be required by 2021 (300 by 2025)
- 130 fewer residential care home bedspaces would be required by 2021 (140 by 2025)

**4.29** No residential care home bedspaces were completed in 2010/11.

### Loss of mobile home pitches [Policy H7: Mobile Home & Residential Caravan Parks]

**4.30** Target: no mobile home pitches to be lost per year.

**4.31** No mobile home pitches were lost during 2009/10.

### Extensions / replacement buildings in the countryside with a capacity of more than 25% of the original building [Policy H8: Alterations / Replacement of Dwellings in the Countryside]

**4.32** Target: no dwellings in the countryside to be significantly increased in size.

**4.33** One such dwelling was completed in 2010/11. The floor area of Land between 50-52 Great Fen Road in Soham was extended by 27% under 10/00725/FUL. The increase was considered to be acceptable in the location, provided that further extensions are restricted.

### Gypsy and traveller sites

**4.34** In 2007, there were an estimated 90 traveller families on a mix of private and Council sites and 35-40 families in social housing in the district (source: East Cambridgeshire Sub-District Gypsy Needs Assessment, 2007).

**4.35** The Council owns 3 gypsy sites in the district: Earith Bridge, Haddenham parish (13 pitches), Burwell (9 pitches) and Wentworth (9 pitches). Table 4.8 summarises the number and type of authorised gypsy sites and caravans.

Table 4.8 Number of Authorised Gypsy Sites and Caravans

	Number of Caravans							% Change Jan 10-Jan 11
	Jan 08	Jul 08	Jan 09	Jul 09	Jan 10	Jul 10	Jan 11	
Council owned sites	56	59	65	57	74	60	56	-24.3
Private sites	68	58	87	76	74	73	79	+6.8
Tolerated sites	3	3	7	7	6	6	4	-33.3
<b>Total authorised caravans</b>	<b>127</b>	<b>120</b>	<b>159</b>	<b>140</b>	<b>154</b>	<b>139</b>	<b>139</b>	<b>-9.7</b>

Source: Communities and Local Government Count of Gypsy and Traveller Caravans

### Net additional gypsy and traveller pitches [Policy CS3: Gypsies & Travellers]

**4.36** Target: 81 additional pitches<sup>5</sup> between 2006-2025. The Council will reassess the level of need for gypsy and traveller pitches through the Local Plan review.

**4.37** Six pitches were completed in 2010/11 (Table 4.9).

<sup>5</sup> A pitch is the space required for 1 household and varies according to the size of the household in a similar way to housing for the settled community. The number of caravans can be considered comparable to the number of bedrooms.

Table 4.9 Net additional pitches for Gypsies and Travellers (2001-2010)

2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2001-11
0	0	0	0	2	0	2	2	3	6	15

Source: CCRG

### Number of pitches approved in each sub-district area [Policy CS3: Gypsies & Travellers]

**4.38** Target: 56% of pitches to be approved in the north of the district, 18% in the central area and 26% in the south over the plan period.

**4.39** Table 4.10 shows where pitches have been approved from 2006-2011.

Table 4.10 Pitches approved for Gypsies and Travellers (2006-2011)

North	Central	South
4: Highlands, Whitecross Rd, Wilburton (08/00005/FUL)	1 (personal condition): 77a Station Road, Fordham (07/00608/FUL)	
1 (subdivision): Blue Bell Way, Hod Hall Lane, Haddenham (08/00864/FUL)	2: Land adjacent Evergreen, Waterside, Isleham (08/00895/FUL)	
2: Grunty Fen Rd, Witchford (08/00497/VAR)		
1 (subdivision): Wentworth Travellers Site, Staple Field, Wentworth (07/00268/FUL)		
11: Whitecross Farm, Whitecross Rd, Wilburton (08/00888/FUM)		
1: 18 Third Drive, Little Downham (09/00695/VAR)		
1: Land adjacent Pony Lodge, Grunty Fen Rd, Witchford (10/00005/FUL)		
<b>21</b>	<b>3</b>	<b>0</b>

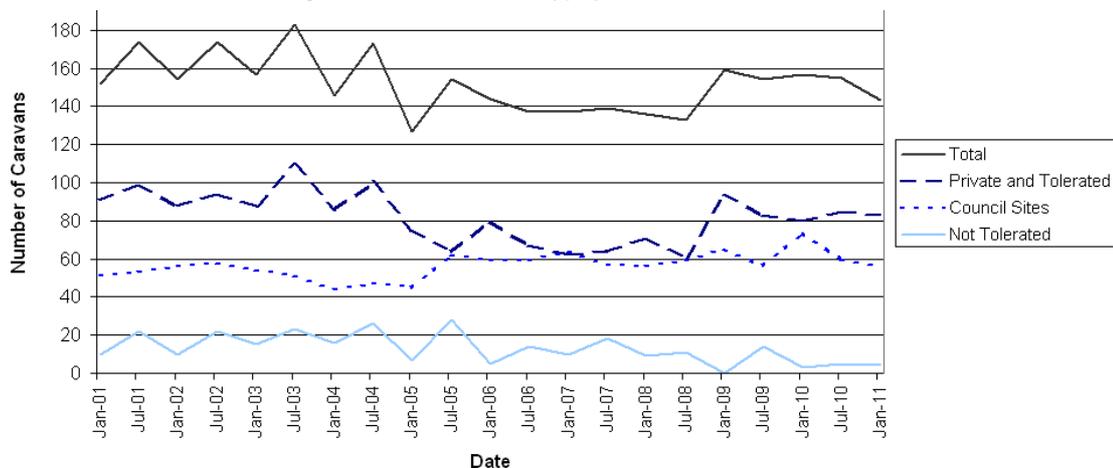
Source: ECDC

### Tenure of gypsy sites [Policy CS3: Gypsies & Travellers]

**4.40** Target: meet the needs of the local gypsy population. The East Cambridgeshire Sub-District Gypsy and Travellers Needs Assessment (2007) concluded that in terms of tenure, privately owned and sites for rent are needed due to financial constraints.

**4.41** Figure 4.6 indicates the level of private and tolerated Gypsy owned sites, Council owned sites, and untolerated sites in the district since 1994.

Figure 4.6 Tenure of Gypsy and Traveller Sites



### Vacant pitches on Council sites and unauthorised encampments [Policy CS3: Gypsies & Travellers]

**4.42** Target: minimise the number of vacant pitches on Council-run sites and the number of unauthorised encampments in the district.

- 4.43** There were no vacant pitches on Council-run sites in the monitoring period. The District Council recorded 7 unauthorised encampments in the district between Jul 2010-Mar 11. Table 4.11 shows the number of “not tolerated” caravans on unauthorised encampments (without planning permission) for the last 5 biannual counts.

Table 4.11 Number of “Not Tolerated” Caravans on Unauthorised Sites

	Caravans on Gypsy-owned Land	Caravans on Land Not Owned by Gypsies
January 2011	0	4
July 2010	5	5
January 2010	0	3
July 2009	0	14
January 2009	0	0

Source: Communities and Local Government Count of Gypsy and Traveller Caravans

## Employment

### Additional employment floorspace – by type [Policy CS4: Employment]

- 4.44** Target: none.
- 4.45** Table 4.12 shows the amount and type of new completed floorspace (gross and net) in the district. In total, **4,808m<sup>2</sup> (gross)** of employment floorspace was developed in 2010/11, compared to the 11,037m<sup>2</sup> developed in 2009/10.
- 4.46** Overall, there was a gain of **2,137m<sup>2</sup> (net)** of employment floorspace compared to a net gain of 9,225m<sup>2</sup> in 2009/10.

Table 4.12 Total Amount of Additional Employment Floorspace - By Type

	B1a			B1b			B1c			B2			B8			Total (10/11)*
	08/09	09/10	10/11	08/09	09/10	10/11	08/09	09/10	10/11	08/09	09/10	10/11	08/09	09/10	10/11	
Gross additional floorspace (m <sup>2</sup> )	5,503	1,417	2,305	2,115	0	0	472	326	456	10,673	1,675	2,047	1,891	7,619	0	<b>4,808</b>
Net additional floorspace (m <sup>2</sup> )	5,481	833	2,000	2,056	0	0	264	238	-1,870	7,971	738	2,047	1,832	7,416	-40	<b>2,137</b>
% Gross on PDL	90.2	76.3	98.1	100.0	N/A	N/A	100.0	15.3	100.0	87.6	54.0	63.4	100.0	78.1	0.0	<b>83.5</b>
Net change in employment land (ha)	4.80	0.74	0.47	0.14	0.00	0.00	-0.02	0.14	0.21	1.50	-0.15	1.06	2.88	0.95	-1.69	<b>0.06</b>

Source: CCCRG

Note: \* = total includes B1 ‘unspecified’

### Total amount of employment floorspace on PDL – by type [Policy CS4: Employment]

- 4.47** Target: maximise development on previously developed land (PDL).
- 4.48** Overall, **83.5%** of employment development occurred on PDL (Table 4.12).

### Employment land available – by type [Policy CS4: Employment]

- 4.49** Target: increase available employment land by 3.6ha per annum.

**4.50** Table 4.12 shows the net change in land in business use in the district over the monitoring period. Overall, the area of employment land increased by 0.06ha.

#### Land and floorspace developed for employment – by location [Policy CS4: Employment]

**4.51** Table 4.13 shows where the new completed employment floorspace was developed in 2010/11. The larger schemes included:

- Construction of office building at Turners Ltd (Soham), Newmarket (1,491m<sup>2</sup>)
- Erection of 750m<sup>2</sup> of industrial units to let at Ashley Park, Witchford (750m<sup>2</sup>)

Table 4.13 Amount of Completed Land and Floorspace for Employment Uses (gross)

Location	B1		B2		B8		Total B Uses	
	m <sup>2</sup>	ha	m <sup>2</sup>	ha	m <sup>2</sup>	ha	m <sup>2</sup>	ha
Ely	56	0.01	315	0.03	-	-	371	0.04
Soham	133	0.25	-	-	-	-	133	0.25
Littleport	220	0.49	516	0.00	-	-	736	0.49
Haddenham	144	0.74	-	-	-	-	144	0.74
Fordham	2157	0.17	-	-	-	-	2157	0.17
Chippenham	-	-	260	0.43	-	-	260	0.43
Snailwell	-	-	206	0.22	-	-	206	0.22
Swaffham Prior	43	0.08	-	-	-	-	43	0.08
Witchford	-	-	750	0.38	-	-	750	0.38
<b>TOTAL</b>	<b>2753</b>	<b>1.74</b>	<b>2047</b>	<b>1.06</b>	<b>0</b>	<b>0</b>	<b>4800</b>	<b>2.8</b>

Source: CCCRG

#### Number of new jobs created [Policy CS4: Employment]

**4.52** Target: achieve net job growth of 6,200 over the plan period.

**4.53** In 2010 there were 23,400 employee jobs in East Cambridgeshire, an increase of 600 jobs from 2009 (Source: Business Register and Employment Survey).

#### Amount of employment land lost to non-employment uses [Policy EC1: Retention of Employment Sites and Policy CS4: Employment]

**4.54** Target: minimise the amount of employment land lost to other uses<sup>6</sup>.

**4.55** There were 3 developments which involved the loss of employment land to other uses in 2010/11 (Table 4.14). In total, 1666m<sup>2</sup> of employment floorspace was lost to other uses.

Table 4.14 Employment Land Lost to Non-Employment Uses

Location	Details of Scheme	Area Lost		Justification
		m <sup>2</sup>	ha	
Commercial premises between 5-6 Soham Road, Fordham	Change of use from light industrial to residential - 32 affordable dwellings	1000	0.14	The applicant was able to demonstrate a lack of demand for employment use.
Land to rear of 19 West Fen Road, Ely	Demolition of existing industrial buildings and construction of 6 dwellings, conversion of barn to dwelling	540	0.10	Area unsuitable for industry. Existing businesses to be relocated to another industrial area.
Unit 2, Richards House, Fieldgate, Sutton	Demolition of industrial unit and construction of 1 dwelling	126	0.01	The site benefits from outline consent for residential.

Source: CCCRG and ECDC

<sup>6</sup> Unless continued use of the site for employment is no longer viable; development would give rise to unacceptable environmental problems; or an alternative use / mix of uses offers greater potential in meeting local needs.

### **Extensions to existing businesses in the countryside [Policy EC2: Extensions to Existing Businesses in the Countryside]**

- 4.56** Target: none. The Council aims to assist businesses in their proposals to extend onsite, subject to schemes being of an appropriate scale and character.
- 4.57** As Table 4.15 shows, there were 5 extensions to existing businesses in the countryside approved during the monitoring period.

Table 4.15 Extensions to Existing Businesses in the Countryside

<b>Location</b>	<b>Details of Scheme</b>
JDR Cables, 177 Wisbech Road, Littleport	Extension to existing B2 Industrial Manufacturing Unit (retrospective).
Turners Ltd (Soham), Fordham Road, Newmarket	Construction of new office building attached to existing offices.
1 Sedgeway Business Park, Witchford	Extension to Unit 1 Sedgeway Business Park.
Unit G2 Warbraham Farm, Heath Road, Burwell	Extension to existing industrial unit to form MOT bay (office).
48 Lancaster Way Business Park, Ely	Extension to existing unit (Building A) and erection of detached storage unit (Building C) - B1, B2 & B8

Source: CCCRG

### **Rural buildings reused or redeveloped for non-residential uses [Policy EC3: Non-residential Re-use or Replacement of Buildings in the Countryside]**

- 4.58** Target: maximise the number of buildings that are re-used / redeveloped for non-residential uses where proposals meet the relevant criteria.
- 4.59** In total, 2 rural buildings were redeveloped for non-residential uses (Table 4.16).

Table 4.16 Rural Buildings Reused or Redeveloped for Non-Residential Uses

<b>Location</b>	<b>Details of Reuse or Redevelopment</b>
Sharmans Garden Centre 92 Camel Road, Littleport	Change of use of industrial building from Garden Centre storage warehouse to plumbers.
Meadowsweet Manor Farm, High Street, Chippenham	Change of use of existing workshop and ancillary facilities to horsebox repair and service facility.

Source: CCCRG

### **Change of use of rural buildings to residential use [Policy EC4: Residential Reuse of Buildings in the Countryside]**

- 4.60** Target: minimise the number of dwellings completed for rural workers unless they comply with the criteria of Policy EC4.
- 4.61** One rural building in the countryside was lost to residential use – a disused area of a seed warehouse in 237 Carter Street, Fordham.

### **Employment buildings approved on the edge of settlements [Policy EC6: New Employment Buildings on the Edge of Settlements<sup>7</sup>]**

- 4.62** Target: none.
- 4.63** Two new employment buildings were approved on the edge of settlements (Table 4.17).

<sup>7</sup> There is no formal guidance on what constitutes 'edge of settlement', however, a threshold of 300m is used as this is considered to be 'easy walking distance'.

Table 4.17 New Employment Buildings on the Edge of Settlements

Location	Details of Scheme
Land at Saxon Business Park, Littleport	Construction of single storey office
Land adjacent 5B Henry Crabb Road, Littleport	Construction of Industrial Starter Units
Paragon Business Centre, Henry Crabb Road, Littleport	Siting of shipping and storage containers for B1 & B8 (self storage)

Source: CCCRG

### New tourism-related development [Policy EC8: Tourist Facilities and Visitor Attractions]

- 4.64** Target: maximise the number of new tourism-related developments that have no significant effects on the environment.
- 4.65** Two schemes were developed in 2010/11 which related to tourism – an extension was constructed at La Hogue Farm in Chippenham for a tearoom and an existing stable block was converted to two holiday chalets in Dullingham Ley.

### Services and infrastructure

#### Amount of completed retail and leisure floorspace [Policy S1: Location of Retail and Town Centre Uses]

- 4.66** Target: none
- 4.67** Table 4.18 shows completed retail (A1 uses) and leisure developments (D2 uses) for the monitoring year. 5 retail developments and 3 leisure developments were completed.

Table 4.18 Completed Retail and Leisure Floorspace

Location	Details of Development	A1 (m <sup>2</sup> )	D2 (m <sup>2</sup> )
Red Lodge Karting Centre Grange Farm, Red Lodge	Extension to existing offices		40
Frolic Farm, Lode Fen, Lode	Change of use of agricultural land to a polo ground		1
Land north of 101 School Road, Saxon Street	Change of use from stud paddock to sports & amenity field		1
13-15 Market Street, Ely	Replacement shop unit	83	
Unit 2, 3 Chequer Lane, Ely	Change of use from A2 to A1 use	63	
Site at The Old Chapel, Butchers Row, Ely	Change of use from B1 (Office) to A1 (retail) D1 (Education and Teaching)	51	
Land at 40-42 Wisbech Road, Littleport	Retail based mix use comprising of a supermarket, car parking and separate funeral parlour/undertakers	1115	
3A Churchgate Street, Soham	Change of use from living accommodation to commercial use (A1/A2 shop)	21	
<b>TOTAL</b>		<b>1333</b>	<b>42</b>

Source: CCCRG

#### Completed new or improved community, infrastructure and transport facilities [Policy CS7: Infrastructure]

- 4.68** Target: maximise the provision of new or improved community, infrastructure and public transport facilities (excluding retail units).
- 4.69** There were 6 new or improved community facilities completed in 2009/10 (Table 4.19).

Table 4.19 Completed New or Improved Community, Infrastructure and Transport Facilities

Location	Details of Facility
Soham Village College, Sand Street, Soham	Single storey building for use by school and local community
City of Ely Community College, Downham Road, Ely	Conversion of existing hall/gymnasium to training facilities

Location	Details of Facility
Isleham Pre School 3A Malting Lane, Isleham	Erection of new purpose built facility to form pre school nursery
Timber Box Yard, Limes Farm, Woodditton	Vets facilities
Land north of 101 School Road, Saxon Street	Change of use from stud paddock to sports field & amenity field
Frolic Farm, Lode Fen, Lode	Change of use of agricultural land to a polo ground

Source: CCCRG

#### Loss of key community, infrastructure or transport facilities [Policy CS7: Infrastructure]

- 4.70** Target: minimise the loss of important community, infrastructure and transport facilities (excluding retail units).
- 4.71** A chapel and school room at Zoar Baptist Church in Swaffham Prior and St Andrews Church Hall in Soham were lost to residential use in 2010/11.

#### Proportion of new dwellings completed within 30 minutes public transport time of key services [Policy CS8: Access]

- 4.72** Target: maximise the proportion of new dwellings that are completed within 30 minutes public transport time of key services including employment areas, town centres, GP surgeries, hospitals, primary schools and secondary schools.
- 4.73** The majority of new housing was developed in close proximity to key services.

Table 4.20 Dwellings Completed (Net) within 30 Minutes of Public Transport Time of Key Services

	2008/09	2009/10	2010/11
Employment Area	94.2%	92.5%	<b>95.9%</b>
Retail Centre	81.5%	80.3%	<b>88.8%</b>
GP Surgery	93.8%	94.1%	<b>94.2%</b>
Hospital	58.1%	69.7%	<b>58.6%</b>
Primary School	92.4%	92.5%	<b>94.9%</b>
Secondary School	82.5%	65.4%	<b>63.7%</b>
All Key Services	44.1%	52.0%	<b>34.8%</b>

Source: CCCRG

#### Floorspace for 'town centre' uses [Policy S1: Location of Retail & Town Centre Uses]

- 4.74** Target: maximise the percentage of 'town centre' uses in the town centres of Ely, Soham and Littleport.
- 4.75** Table 4.21 shows the amount of completed floorspace for town centre uses within (i) local authority area and (ii) town centre areas.

Table 4.21 Completed Floorspace for 'Town Centre Uses' in Local Authority Area/Town Centre Area

		A1			A2			B1(a)			D2		
		08/09	09/10	10/11	08/09	09/10	10/11	08/09	09/10	10/11	08/09	09/10	10/11
Local Authority Area	Gross (m <sup>2</sup> )	220	226	1,333	719	90	169	5,503	1,417	2,305	319	242	42
	Net (m <sup>2</sup> )	-159	1	1,203	625	-30	50	5,481	783	2,000	241	242	-559
Town Centre Area	Gross (m <sup>2</sup> )	0	0	218	93	90	11	0	56	56	0	0	0
	Net (m <sup>2</sup> )	-60	-73	88	93	90	-108	0	56	-77	0	0	0

Source: CCCRG

Note = A1 figures are for net tradeable floorspace (sales space); floorspace for the rest of the Use Classes is gross

#### Percentage of A1/A2 floorspace in Ely Primary Shopping Frontage [Policy S2: Retail Uses in Town Centres]

- 4.76** Target: at least 60% of floorspace in Ely Primary Shopping Frontage to be A1 use.

**4.77** The Council's Retail Survey 2011 indicates that 70% of trading units are in A1 use and a further 13% are in A2 use. This compares to 68% and 13% respectively in 2005 (source: East Cambs Retail Study 2005).

**Retail vacancy rates in the town centres [Policy S2: Retail Uses in Town Centres and Policy CS5: Retail and Town Centre Uses]**

**4.78** Target: minimise the number of vacant units in Ely, Soham and Littleport town centres.

**4.79** The Retail Survey 2011 indicates that the number of vacant units fell in all 3 town centres since the 2010 survey.

**4.80** The following retail units over 200m<sup>2</sup> (net) were vacant at the time of the Retail Survey:

- Ocean Cargo, Unit D/4 The Cloisters, Ely – 290m<sup>2</sup> (relocated to 11 High Street, Ely)
- Currys, 15-17 High Street, Ely – 344m<sup>2</sup>

Table 4.22 Retail vacancy rates in East Cambridgeshire Market Towns

Settlement	Year	No. Vacant Units	% Total Units	Vacant Retail Floorspace (m <sup>2</sup> )	% Total Retail Area
Ely	2009	8	3.2%	1,452	3.3%
	2010	9	3.6%	906	2.1%
	<b>2011</b>	<b>8</b>	<b>3.3%</b>	<b>1,070</b>	<b>2.5%</b>
Littleport	2009	2	3.5%	314	5.0%
	2010	3	5.2%	168	2.7%
	<b>2011</b>	<b>2</b>	<b>3.7%</b>	<b>192</b>	<b>3.1%</b>
Soham	2009	2	3.0%	159	1.3%
	2010	4	6.2%	185	1.5%
	<b>2011</b>	<b>2</b>	<b>3.0%</b>	<b>90</b>	<b>0.7%</b>

Source: East Cambridgeshire District Council Retail Survey 2011

**Sports pitches available for public use per 1,000 population [Policy S3: Retaining Community Facilities and Open Space]**

**4.81** Target: 111 pitches in secured community use up to 2021 (1.33 per 1,000 population).

**4.82** There are currently 99 pitches in secured community use in East Cambridgeshire, occupying 95.7ha of land (Source: East Cambridgeshire Sports Facilities and Play Areas Assessment, 2005). This is equivalent to 1.2ha per 1,000 population<sup>8</sup>.

**Proportion of rights of way that are rated 'easy to use' [Policy S6: Transport Impact]**

**4.83** Target: maximise the proportion of rights of way that are rated 'easy to use'.

**4.84** Table 4.23 shows the percentage of rights of way in the district that are rated 'easy to use' for the last 5 years.

Table 4.23 Percentage of Rights of Way Rated 'Easy to Use'

	2005	2006	2007	2008	2009	2010	2011
Rated 'Easy to Use'	44.4%	55.1%	71.8%	67.4%	61.8%	81.4%	<b>77.6%</b>

Source: Cambridgeshire County Council Annual Rights of Way Survey

**Number of improvements to walking & cycling routes [Policy S6: Transport Impact]**

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

<sup>8</sup> Based on current population estimates (Paragraph 2.7)

## Completed development complying with parking standards [Policy S7: Parking Provision]

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

## Environment

### Total amount of open space provision [Policy CS6: Environment]

**4.87** Target: provide 4ha of open space per 1,000 population.

**4.88** In 2010/11, East Cambridgeshire had 707.8ha of open space, 166.04ha of which was informal open space<sup>9</sup>. With an estimated population of 80,900 (Paragraph 2.7), this equates to **8.75ha** per 1,000 people. Jubilee Gardens in Ely won a Green Flag Award for the 7<sup>th</sup> year running. The park forms part of a green corridor between the Great Ouse River and Broad Street.

### Planning appeals allowed following refusal due to 'harm to landscape character' [Policy EN1: Landscape Character]

**4.89** Target: no appeals to be allowed following refusal by the Council on 'harm to landscape character' grounds.

**4.90** There were no such planning appeals allowed in 2010/11.

### Planning appeals allowed following refusal on design grounds [EN2: Design]

**4.91** Target: no appeals to be allowed following refusal by the Council on 'design' grounds.

**4.92** There was 1 such planning appeal allowed in 2010/11, as detailed in Table 4.24.

Table 4.24 Planning Appeals Allowed Following Refusal on 'Design' Grounds

Appeal Ref.	Proposal	ECDC Reason for Refusal (Summary)	Inspector's Comments (Summary)
APP/V0510/A/10/2127380	Construction of 4 flats. Site South Of 2 - 2A Forehill, Ely	The scale, form and massing fail to respect the traditional form of design in the area. It would have a negative impact on the character of the area and setting of the host listed building.	The new building would appear subservient and its form would reflect the character of the area. The scheme would enhance the setting of nearby listed buildings and would enhance the character and appearance of the Ely Conservation Area.

Source: District monitoring/Planning Inspectorate

### New dwellings meeting BREEAM / Ecohomes 'Very Good' [EN3: Sustainable Construction & Energy Efficiency]

**4.93** Target: maximise the proportion of new dwellings meeting BREEAM/Ecohomes 'very good' standard.

**4.94** No additional dwellings were completed in 2010/11.

### Renewable energy generation [EN4: Renewable Energy]

**4.95** Target: maximise the overall provision of renewable energy capacity.

<sup>9</sup> East Cambridgeshire District Council Informal Open Space Assessment 2005

- 4.96** The County Council collects data on planning applications for renewable technologies<sup>10</sup>. Renewable energy generation figures will tend to be underestimated as planning permission is not always required, e.g. domestic solar panels.
- 4.97** Table 4.25 shows renewable energy generating developments recorded in the district. In 2010/11, an additional 0.66MW was installed. The largest scheme remains the 37MW straw-fired power station at the Elean Business Park in Sutton.

Table 4.25 Renewable energy generation

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
<b>Capacity (MW)</b>	0.66	0.012	0.001	0.008	<b>0.01</b>	<b>0.66</b>

Source: CCCRG

- 4.98** There are also a number of applications that have been approved but the developments have not yet been installed. Table 4.26 provides details.

Table 4.26 Unimplemented Planning Permissions for Renewable Energy Installations

Description	Address	Capacity (MW)
Wind turbine	Land rear of 17 Barton Close, Witchford	0.0027
Anaerobic digestion facility	Hall Farm, Newmarket	0.5
Supermarket (inc. biomass facility)	Land and buildings at Ely Chemical Co Ltd, Lisle Lane, Ely	0.0055
Solar energy farm	Land south Of Mingay Farm, Twentypence Road, Wilburton	5.0

Source: CCCRG

#### **Schemes providing 10% energy requirements from renewable energy sources [Policy EN4: Renewable Energy]**

- 4.99** The Council was unable to incorporate this new indicator into the 2008/09 AMR.

#### **Listed Buildings ‘at risk’ [Policy EN5: Historic Conservation]**

- 4.100** Target: minimise Listed Buildings on English Heritage’s ‘Heritage at Risk Register’.

- 4.101** The number of Listed Buildings that are ‘at risk’ fell in 2010/11.

Table 4.27 Listed Buildings by Grade

Grade I	Grade II*	Grade II	At risk 2009	At risk 2010	At risk 2011
48	54	869	21	22	21

Source: East Cambridgeshire District Council/Heritage at Risk 2011: East of England (English Heritage)

#### **Percentage of Conservation Area Appraisals completed [Policy EN5: Historic Conservation]**

- 4.102** Target: maximise the percentage of Conservation Areas covered by an up-to-date character assessment.

- 4.103** The Council has programmed to undertake 12 Conservation Area Appraisals. 10 were completed by 31<sup>st</sup> March 2011, representing 83%.

#### **Number of buildings on ‘local list’ [Policy EN5: Historic Conservation]**

- 4.104** Target: none.

- 4.105** The Council proposes to develop a local list in conjunction with local amenity groups.

<sup>10</sup> Renewable technologies include: biomass, energy from waste, hydropower, photovoltaics, solar thermal and wind

## Change in areas of biodiversity importance [Policy EN6: Biodiversity and Geology]

**4.106** Target: maximise beneficial change to biodiversity habitats.

**4.107** Table 4.28 shows the extent of areas of biodiversity importance in the district. There were no changes over the monitoring period.

Table 4.28 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	80	1537 ha
Special Areas of Conservation	3	548 ha
Special Protection Areas	1	1525 ha
Ramsar sites	3	1892 ha

Source: Cambridgeshire and Peterborough Environmental Records Centre

## Effect of development on priority species [Policy EN6: Biodiversity and Geology]

**4.108** Target: maximise beneficial change to priority habitats and species.

**4.109** The estimated effects<sup>11</sup> of housing and business development on priority species<sup>12</sup> are shown in Table 29.

Table 4.29 Priority Species Records in Proximity to Development

Year	Developments Analysed	Records of NERC S41 species	Completions 'affecting' records	% completions 'affecting' records	Species records 'affected'	% Species records 'affected'
<i>Housing Development</i>						
2010	102	11956	90	88.2	1725	14.4
2011	87	12469	73	83.9	1886	15.1
<i>Business Development</i>						
2010	35	11956	27	77.1	220	1.8
2011	41	12469	35	85.4	309	2.5

Source: Cambridgeshire and Peterborough Environmental Records Centre

## County Wildlife Sites with positive conservation management [Policy EN6: Biodiversity and Geology]

**4.110** Target: over the plan period, increase the percentage of County Wildlife Sites where positive conservation management is being / has been implemented within 5 years.

**4.111** In 2010/11, 47.5% of the district's County Wildlife Sites have been in positive conservation management within the last five years, a 3.8% increase from 2009/10.

## SSSI condition assessment [Policy EN6: Biodiversity and Geology]

**4.112** Target: increase the percentage of SSSIs in 'favourable' or 'unfavourable recovering' condition over the plan period.

**4.113** Table 4.30 shows the condition of the SSSIs in the district.

<sup>11</sup> The number of intersections between a GIS layer of recorded NERC S41 species with layers showing completed development are counted. An intersection infers that the individual of a particular priority species represented by that polygon has been 'affected by development'.

<sup>12</sup> Listed in Section 41 of the NERC Act 2006

Table 4.30 SSSI Condition Assessment 2011

	2010		2011	
	Area (ha)	%	Area (ha)	%
Favourable	596	25.2	669	28.2
Unfavourable recovering	78	3.3	269	11.4
Unfavourable no change	1565	66.1	1364	57.6
Unfavourable declining	129	5.4	66	2.8
Destroyed / part destroyed	0	0	0	0

Source: Cambridgeshire and Peterborough Environmental Records Centre

### Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds [Policy EN7: Flood Risk]

4.114 Target: no planning permissions to be granted contrary to Environment Agency advice on flooding and water quality grounds.

4.115 No planning applications were approved against the advice of the Environment Agency. Source: <http://www.environment-agency.gov.uk/research/planning/33582.aspx>

### Number of planning permissions incorporating SuDS [Policy EN7: Flood Risk]

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

### Number of Air Quality Management Areas [Policy EN8: Pollution]

4.117 Target: for the district to have no Air Quality Management Areas.

4.118 Air quality in East Cambridgeshire is generally good. The district monitors for nitrogen dioxide and particulates. Ozone levels for the County are monitored at Wicken Fen. There are no designated National Air Quality Management Areas (AQMA).

### Annual average concentration of nitrogen dioxide [Policy EN8: Pollution]

4.119 Target: nitrogen dioxide levels below national objectives (annual mean of 40µg/m<sup>3</sup>).

4.120 Nitrogen dioxide levels have fluctuated in the district over recent years, but have not exceeded the objective.

Table 4.31 Nitrogen Dioxide Concentration in East Cambridgeshire (Annual mean µg/m<sup>3</sup>)

Type of Site	Location	2005	2006	2007	2008	2009	2010
Roadside	38 Market Street, Ely	26.1	24.8	25.3	26.6	25.1	27.0
	Station Road, Ely	30.0	28.8	29.6	29.3	27.4	26.2
	Main Street, Littleport	20.0	21.0	20.6	22.2	19.8	20.4
	High Street, Soham	23.1	23.0	23.2	34.1	24.0	24.6
	Market Street, Fordham	31.6	20.5	21.2	23.0	23.0	23.9
	Station Road, Haddenham	26.9	25.0	26.0	27.0	26.0	29.4
	Nutholt Lane, Ely	27.9	25.7	24.8	27.6	23.5	25.5
	A142, Witcham Toll	30.1	28.9	29.1	32.8	28.3	34.1
	A10, Stretham*	-	-	-	21.6	24.6	25.9
	High Street, Burwell*	-	-	-	30.8	26.1	29.6
Urban Background	Abbot Thurston Avenue, Ely	18.0	15.5	15.9	17.6	13.9	17.1
	Fieldside, Ely	18.7	15.4	17.8	18.5	19.7	17.1
	Sheriff's Court, Burrough Green	14.7	11.4	12.6	14.5	13.4	13.6
	Tramar Drive, Sutton	20.6	17.8	19.2	20.2	19.7	20.9

Source: 2011 Air Quality Progress Report, East Cambridgeshire District Council

### Annual average levels of particulates [Policy EN8: Pollution]

- 4.121** Target: levels of particulates not to exceed national objectives. The National Air Quality Strategy Objective for particulates (PM<sub>10</sub>) is not to exceed the annual mean of 40µg/m<sup>3</sup>.
- 4.122** No data was generated in 2010 as the PM<sub>10</sub> monitor remains mothballed due to funding restrictions. New funding has been secured to bring the monitor back online for 2011.

Table 4.32 PM<sub>10</sub> Concentrations Measured at Wicken Fen (Annual mean µg/m<sup>3</sup>)

	2003	2004	2005	2006	2007	2008
Measured annual mean	26.2	15.1	15.7	20.0	17.9	<b>16.2</b>
Annual mean with adjustment factor (gravimetric)	34.1	19.6	20.4	26.0	23.3	<b>21.1</b>

Source: 2011 Air Quality Progress Report, East Cambridgeshire District Council

### Development in the Green Belt [Policy EN9: Green Belt]

- 4.123** No developments were completed in the green belt.

## 5 Existing Deficiencies and Future Monitoring

- 5.1 This section discusses known deficiencies in this AMR, and how the Council intends to deal with these in future reports.
- 5.2 No data was available for this monitoring period for the following indicators. Work continues into developing these datasets.
- **Housing quality – Building for Life Assessments**
  - **Number of improvements to walking and cycling routes.**
  - **Percentage of completed development complying with car parking standards.**
  - **Number of schemes providing 10% energy requirements from renewable energy sources.**
  - **Number of planning permissions incorporating SUDS schemes.**
- 5.3 The Council has only been able to submit partial information for the following indicators:
- **Change in priority habitats and species.** No information was available on habitats. Data has been provided on the effect of development on priority species although the reliability of the data for comparison has been questioned due to significant changes in the size of the dataset in recent years.
- 5.4 The County Council carries out much of the research on housing, retail and employment development. The Council has agreed a comprehensive SLA to ensure data is produced to an agreed timetable, and in the appropriate manner for the Core Output Indicators in future. This will be kept under review.

# Appendix 1 – Housing Trajectory Methodology & Calculations

This Appendix contains:

- Details of the sources of housing supply and methodology used to produce the housing trajectory.
- Details of the sites and data sources used to estimate housing supply in East Cambridgeshire over the period 2001 to 2025.

## Sources of housing supply

The following data sources have been used to calculate the supply of housing likely to come forward in East Cambridgeshire over the Plan period. The methodology used accords with Government advice in PPS3 and associated best practice guidance and advice notes.

**1. Completions** – The housing trajectory includes dwellings already completed between 2001 and 2011 (10 financial years, i.e. from 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2011). This data has been taken from Cambridgeshire County Council's Annual Housing Monitoring Survey. A summary of completions by settlement is set out in Table 1 in Appendix 1.

**2. Outstanding commitments on large sites** – This relates to sites (allocated and non-allocated), capable of accommodating 5 or more dwellings. It includes sites with outstanding planning permission at 31<sup>st</sup> March 2010, and sites granted since 31<sup>st</sup> March 2011 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 2011). Delivery timescales are those provided by developers/agents – or estimated by the Council where not provided. Details of sites are set out in Tables 2a, 2b, 2c and 2d in Appendix 1.

**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 2011), 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 in Appendix 1.

**4. Windfall estimates** – It is not possible to predict and identify all potential future development sites, particularly smaller ones which may come forward unexpectedly. However, Government guidance in PPS3 only allows local authorities to include a windfall estimate for the period beyond the first 10 years of supply, unless there is compelling evidence of genuine local circumstances that prevent specific sites being identified. Therefore, in East Cambridgeshire, all sources of windfall supply are excluded from the first 10 years of the plan period (i.e. 2009-2019). Nevertheless, windfall supply has historically been a very strong source in East Cambridgeshire so its exclusion in the first 10 years means that the official trajectory is likely to be an under-estimate of the total dwelling supply which will actually come forward between 2011-2019. A separate more realistic trajectory has been produced to inform the Council's Infrastructure Investment Framework and CIL work, and can be viewed on the Council's website.

For the six-year period between 2019/20 and 2024/25, a windfall estimate has been included. This source includes 2 types of supply:

**Development in the countryside on rural exception sites** - this includes affordable housing, agricultural dwellings, stud worker dwellings, other rural occupancy dwellings, conversion, infill, gypsy and traveller sites, and sub-division of existing properties. The East Cambridgeshire Core Strategy sets out the 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. Historical rates of completion have been used to inform estimates of future rates, but in some cases have been discounted to take account of a likely decrease in land availability and opportunities. For example, in the case of agricultural and stud worker dwellings the projected figures have been significantly discounted, as there is already a significant stock of these dwellings, and there is unlikely to be a sustained increase in the number of new farms and studs. The gypsy and traveller pitch supply estimates for the period 2019-2024 are based on historical rates of completions, but are interim figures only. The County Council is currently producing a Gypsy and Traveller and Travelling Showpeople Needs Assessment report which will identify the future need for pitches in East Cambridgeshire (due out October 2011) – and which will need to be incorporated into an updated trajectory.

**Small sites within settlements** - 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.

**5. Capacity on large potential sites** – This source relates to specific large sites (capable of accommodating 5+ dwellings) which have been assessed as being potentially suitable, deliverable and available for housing development over the Plan period (in the Council’s emerging Strategic Housing Land Availability Assessment). It includes both brownfield and greenfield sites within settlements, plus potential affordable housing schemes on the edge of settlements. Delivery rates are those estimated by developers/owners/RSLs, or estimated by the Council where this information has not been provided.

**6. Potential broad locations for housing growth outside settlements, as identified in the Core Strategy** – This source relates to broad areas which have been identified in the Core Strategy as being suitable for housing growth – with the exact sites and boundaries to be determined through production of the site specific Development Plan Documents.

**7. Additional allocations to be identified** – This source is the approximate amount of additional dwellings which the Council will need to identify in the site specific Development Plan Documents. The phasing periods in Table 7 are very broad estimates, as the distribution, location and phasing of allocations will need to be determined in the site-specific DPDs. However, the infrastructure capacity issues set out in section 4.2 of the Core Strategy have been reflected in the delivery rates.

Table 1a – Completions 2001-2011 (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	87	20	25	688
2007-8	405	182	93	52	26	758
2008-9	186	191	60	0	29	466
2009-10	29	82	56	24	13	204
2010-11	90	206	48	12	12	368
<b>TOTAL</b>	<b>2909</b>	<b>1440</b>	<b>864</b>	<b>276</b>	<b>192</b>	<b>5681</b>

Table 1b – Completions 2001-2011 (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 01-11
Ashley			9		8	17
Bottisham	28	14	23	26	2	93
Brinkley			1		2	3
Burrough Green			3	8	-1	10
Burwell	86	127	48	20	3	284
Cheveley (exc. Newmarket Fringe)		5	23	5	4	37
Chippenham			1	5	4	10
Coveney					1	1
Wardy Hill (Coveney)			6			6
Dullingham			7		15	22
Ely (exc. Q. Adelaide, Chettisham, Stuntney, Prickwillow)	1795	331	78			2204
Chettisham (Ely)			2			2
Prickwillow (Ely)			19			19
Queen Adelaide (Ely)			1			1
Stuntney (Ely)			5			5
Fordham		17	27	13	5	62
Haddenham (excluding Aldreth)		57	45		8	110
Aldreth (Haddenham)			8			8
Isleham		16	38	16	12	82
Kennett			2	17		19
Kirtling			1		8	9
Little Downham (exc. Pymoor)		72	52		9	133
Pymoor (Little Downham)			4		3	7
Little Thetford			5	36	-1	40

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 01-11
Littleport (exc. Black Horse Drove)	273	290	87	39	11	700
Black Horse Drove (Littleport)			5			5
Lode (exc. Long Meadow)			5		5	10
Long Meadow (Lode)			2			2
Mepal	84	17	13	4	3	121
Newmarket Fringe (Cheveley & Woodditton)	61	7	23		4	95
Reach			7			7
Snailwell			8		1	9
Soham (exc. Barway)	389	265	133	39	21	847
Barway (Soham)			1			1
Stetchworth			9		6	15
Stretham		11	28	43	2	84
Sutton	133	138	60		2	333
Swaffham Bulbeck	28		-2		7	33
Swaffham Prior			6		3	9
Wentworth			8		-1	7
Westley Waterless					1	1
Wicken			11	8	3	22
Wilburton		35	18	-1	24	76
Witcham		5	7		2	14
Witchford	32	26	22	-2	4	82
Woodditton (exc. Saxon Street & Newmarket Fringe)			3		12	15
Saxon Street (Woodditton)		7	2			9
<b>TOTAL</b>	<b>2909</b>	<b>1440</b>	<b>864</b>	<b>276</b>	<b>192</b>	<b>5681</b>

Table 2a. Housing allocations with outstanding planning permission at 31.3.11

Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.11	Total out-standing	Estimated total per year										Further Comments	
						11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21		
Bottisham	Land south of Tunbridge Hall	1.53	42	28	14	10	4										Greenfield. 06/01083 approved 22/12/06. Developer's estimated delivery rates.
Ely	Phase 3, land off Prickwillow Rd	11.75 gross 9.4 net	378	312	66	50	16										Greenfield. (05/00335/RMM)(07/00885/RMM), approved 27/6/05. 22 dwellings under construction at 31/3/11
Littleport	Highfield Farm, Ely Rd	28.6 gross 21.2 net	650	273	377	25	35	40	50	50	50	20	20	20	67		Greenfield. 02/00950/RM approved 15/4/04. Revised house types approved 22/12/08. Work has stopped on-site but likely to resume when market picks up. Developers estimated delivery rates (Aug 11).
<b>TOTAL</b>					<b>457</b>	<b>85</b>	<b>55</b>	<b>40</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>67</b>		

Table 2b. Housing allocations without full planning permission at 31.3.11

Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year										Further Comments
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	
Ely	West of 93-135 Lynn Rd	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						10	40	40	40		Greenfield. Application for 128 dwellings received 27/11/06, but invalid on receipt. Agent informed no intention to re-submit scheme in near future. Developers estimated delivery rates (Aug 11).
<b>TOTAL</b>				<b>211</b>						<b>50</b>	<b>81</b>	<b>40</b>	<b>40</b>		

Table 2c. Other large committed sites with outstanding planning permission at 31.3.11

Parish	Address	Area (ha)	Total	Completions at 31/3/11	Total outstanding	Estimated total per year						Further Comments	
						11/12	12/13	13/14	14/15	15/16	16/17		
Bottisham	Land off Bell Rd	2.07	46	8	38	32	6						Greenfield. 09/00018/FUM approved 16/3/10. Developer's estimated delivery rates.
Burwell	Land adjacent 105 North St	0.25 (net)	6	0	6	6							Brownfield. 05/00729/FUL approved 7/2/06. All under construction as at 31/3/11
Dullingham	Dullingham Motors, Brinkley Rd	0.18	5	0	5		5						Brownfield. Approved 10/8/09 (09/00401/OUT). Full application pending at Aug 11 (11/00403/RMA)
Ely	Ely House, 1 Redman Close	0.29	5	0	5	5							Brownfield. 08/00493/FUL approved 7/7/08. Design revision approved 2/9/10 (10/00541/FUL). Developers estimated delivery rates.
Ely	Land rear of 19 West Fen Rd	0.1	7	0	7	7							Brownfield. Approved 4/11/09 (09/00702/FUL). Site under construction at Aug 11.
Ely	136 Lynn Rd	0.18	39	7	7		7						Brownfield. Approved 10/9/09 (09/00783/FUL). No known constraints to delivery.
Fordham	5-6 Soham Rd	0.73	32	0	32	10	22						Change of use from light industrial and farmland, to affordable housing. Approved 27/5/10 (10/00148/FUM). 4 units within the development envelope, the rest outside.
Fordham	27 Market St	0.67	8	3	5	5							Brownfield. 08/00534/F approved 4/8/08. Site under construction at 31/3/11.
Haddenham	5 The Green	0.09	7	1	6	6							Brownfield. (07/00654/FUL) Approved 26/9/07. Revised application for extra dwelling to the rear approved 8/6/10 (10/00181/FUL). Six under construction at 31/3/11.
Isleham	Land north of 21 Beck Rd	0.48	21	6	15	10	5						Greenfield. Approved 10/6/09, subject to S.106 agreement. (09/00179/FUM). Amended 19/1/11 (10/00786/FUM) Remaining 15 under construction at 31/3/11.
Isleham	55 Sun St	0.37	6	0	5 net		5						Brownfield. Outline approval 07 (06/00804). Full approval 27/10/09 for 6 units after demolition of 1 (5 net) (09/00678/RMA).
Littleport	Land rear of 88-96 Wisbech Rd	0.68	24	0	24	14	10						Greenfield. 07/00298/F approved 11/6/07. All under construction at 31/3/11
Littleport	Land east of 33 The Holmes	0.19	8	0	8			8					Greenfield. 08/00355/F approved 27/6/08. No constraints to delivery.
Littleport	Old Station Goods Yard	1.0	30	0	30			10	20				Brownfield. 07/00486/O approved 31/7/08. Developer's estimated start date. See also Table 5a below.
Littleport	1 Grange Lane	0.76	16	0	16		16						Brownfield. 08/00567/FUM. Sheltered housing units approved 8/9/08.
Littleport	Land rear and south of 24	0.28	6	0	6			6					Brownfield. 07/00875/O Outline approval 24/9/07. Full approval

Parish	Address	Area (ha)	Total	Completions at 31/3/11	Total outstanding	Estimated total per year						Further Comments
						11/12	12/13	13/14	14/15	15/16	16/17	
	Barkhams											25/10/10 (10/00463/RMA). No known constraints to delivery.
Littleport	Land at 21-23 Lynn Rd	0.28	7	2	5	5						Brownfield. 01/01081/F approved 31/1/02. Under construction at 31/3/11.
Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	108	51	20	31					Brownfield. 07/01097/F approval 18/12/07.
Soham	Land rear of 48 to 64 Station Rd	0.34	13	0	13		5	8				Greenfield. Approved 15/4/09 (09/00034/F). Currently marketed for sale by Bidwells.
Soham	Lion Mills	4.28	151	81	71	40	31					Brownfield. 07/00386/F granted on 19 <sup>th</sup> Dec. 2007. 39 dwellings under construction at 31.3.11.
Soham	Church Hall, High St	0.2	8	0	8					8		Brownfield. Approved 5/8/09 (09/00299). No known constraints to delivery.
Soham	8 Market St	0.05	5	0	5		5					Brownfield. Approved 1/9/09 (09/00541/FUL).
Soham	Land rear of 140 Paddock St	0.18	6	4	2	2						Brownfield. Approved 7/9/09 (09/00564/FUL). No known constraints to delivery. Final 2 dwellings under construction at 31/3/11.
Soham	Land rear of 7 & 7a Townsend	0.53	18	0	17 net				17			Greenfield. Outline approval 21/10/09 (09/00575/OUM).
Soham	Land rear of 50 & 52 Foxwood South	0.28	10	0	10		10					Greenfield. Approved 30/3/10 (09/00581/FUL). No known constraints to delivery.
Soham	Land rear and side of Windayle, 27 Hall St	0.51	12	0	11 net		11					Brownfield. Approved 12/1/10 (09/00792). No known delivery constraints.
Soham	AA Griggs, 46 Townsend	2.01	95	54	41	15	16	10				Brownfield. Approved 21/3/07 (06/01110/RM). 12 under construction at 31/3/11.
Soham	Keith Leonard House	1.07	91	47	44	24	20					Brownfield. 08/00867/F approved for 92 elderly care units (and 1 demolition). RSL's estimated delivery rates.
Soham	44 The Butts	0.51	20	3	17	17						Brownfield. 07/01333/F approved 29/2/08. Revised house types Sep 09 (08/00959). 11 under construction at 31/3/11
Soham	Land rear of 31 High St	0.06	6	0	6	6						Brownfield. Approved 11/1/07 (06/01277). All dwellings under construction at 31/3/11
Soham	Land rear of 16 Townsend	0.29	13	0	13	13						Brownfield. 05/01390/F approved 21/3/05. Amended 8/3/11 (10/00745/FUM) 9 dwellings under construction at 31/3/11
Soham	Land rear of 82-90 Paddock St	0.3	7	0	7		7					Approved 6/10/10 (09/00950/FUL) subject to S.106. S.106 approved 7/3/11.
Stretham	Land north of Plantation Gate	0.20	5	2	3	3						Greenfield. 07/01032/F approved 21/1/08. No known constraints to development. 3 under construction at 31/3/11
Sutton	73-79 High St	0.12	12	0	11 net		11					Brownfield. 08/00362/F approved 3/7/08.
Sutton	West Lodge, 125 High St	0.5	5	0	5		5					Brownfield. Outline approval for 5 houses (08/00879/OUT) 27/11/08. Reserved matters pending Aug 2011 (11/00475/RMA)
Swaffham Prior	Land adjacent to Water Tower, Mill Hill	0.52	5	3	2	2						Brownfield. 07/01226/FUL approved 5/11/07. No known constraints to delivery. Dwellings under construction at 31/3/11
Wilburton	Land west of Rosendale, Whitecross Rd	1.22	6	0	6		6					Greenfield. 09/00733/FUM approved 21/12/09.
Wilburton	Whitecross Farm, Whitecross Rd	0.61	11	0	11			11				Greenfield. 08/00888/F 11 gypsy / traveller pitches approved 3/12/08.
Witchford	Garages to north of 7 Manor Court Rd	0.11	5	0	5		5					Brownfield. Affordable housing within settlement. 08/01045/F approved 6/11/08.
<b>TOTAL</b>					<b>579</b>	<b>242</b>	<b>239</b>	<b>53</b>	<b>37</b>	<b>8</b>	<b>0</b>	

Table 2d. Large committed sites with permission granted since 31.3.10, 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
					11/12	12/13	13/14	14/15	15/16	16/17	
Burwell	Barons Cove, Weirs Drove	1.61	22	35		35					Brownfield. Log cabin holiday homes approved 19/5/11 (11/00137/FUM). Replaced previous expired application for 39 cabins approved 12/3/08 (07/01311).
Soham	Land North West of Regal Drive, Fordham Rd	3.3 2.64	36	96				30	36	30	Change of use from farmland to residential. Approved 4/8/10 subject to resolution of S.106 and highways matters (10/00373/OUM).
Stretham	Sennitt Way/ Newmarket Rd	0.18	77	14		14					Approved 1/9/10 for 14 affordable dwellings subject to S106 (5 inside development envelope and 9 outside) (10/00174/FUM). Developers estimated delivery rates.
<b>TOTAL</b>				<b>145</b>		<b>49</b>		<b>30</b>	<b>36</b>	<b>30</b>	

Table 3 Outstanding commitments on small sites at 31.3.2011 (less than 5 dwellings)

Parish/settlement	Outstanding commitments at 31.3.11 (net)
Aldreth	2
Ashley	2
Bottisham	4
Burwell	17
Cheveley	5
Chippenham	2
Covenev	3
Dullingham	3
Ely	19
Fordham	5
Haddenham	9
Isleham	8
Kirtling	2
Little Downham	7
Littleport	10
Lode	5
Mepal	1
Newmarket Fringe	1
Pymoor	3
Prickwillow	3
Queen Adelaide	3
Reach	1
Saxon Street	1
Snailwell	-1
Soham	39
Stetchworth	1
Stretham	4
Sutton	12
Swaffham Prior	1
Wardy Hill	3
Wentworth	1

Westley Waterless	5
Wicken	6
Wilburton	7
Witcham	3
Witchford	5
<b>TOTAL</b>	<b>202</b>

Table 4a. Small windfall sites within settlements (brownfield and greenfield)

Parish/ settlement	Completions											Projection 2019-24 (av. x 6 yrs)	Manipulated projection 2019-24 (minus 20%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Total 01-11		
Ashley		3	2	2		1	1				9	5	4
Bottisham	1	5	3	4	1	1	1	4		3	23	14	11
Brinkley				1							1	1	1
Burrough Green		2							1		3	2	2
Burwell	3	9	2	5	7	5	-1	8	5	5	48	29	23
Cheveley (exc. Newmarket Fringe)	6	2	6	4		1	1	2		1	23	14	11
Chippenham				1							1	1	1
Wardy Hill (Coveney)	1				3	1	1				6	4	3
Dullingham	2		5								7	4	3
Ely (exc. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	11	18	13	4	7		11	5	7	3	79	47	37
Chettisham (Ely)							1	1			2	1	1
Prickwillow (Ely)	4	1	-5	7	-1	6	3	3	1		19	11	9
Queen Adelaide (Ely)						3			-1	-1	1	1	1
Stuntney (Ely)		1	3				1				5	3	2
Fordham	1	7	11	1	2	2	2	-1	1	1	27	16	13
Haddenham (exc. Aldreth)	1	11	6	7	6	2	1		7	4	45	27	22
Aldreth (Haddenham)					2		3	1	2		8	5	4
Isleham	2	9	5	1	2	8	7			4	38	23	18
Kennett							2				2	1	1
Kirtling									1		1	1	1
Little Downham (exc. Pymoor)	9	6	6	6	5	4	10	4	2		52	31	25
Pymoor (Little Downham)	1			1	1		1				4	2	2
Little Thetford		3			1			1			5	3	2
Littleport (exc. Black Horse Drove)	10	8	6	2	11	11	10	10	11	8	87	52	42
Black Horse Drove (Littleport)				1	1		3				5	3	2
Lode (exc. Long Meadow)	1	1			1	1		1			5	3	2
Long Meadow (Lode)				1					1		2	1	1
Mepal	1	2		1	5	1	-1	1		3	13	8	6
Newmarket Fringe (Cheveley, Woodditton)	1	1	4	-1	2		4	-1	6	7	23	14	11
Reach	2			1		1		3			7	4	3
Snailwell			2					4	2		8	5	4
Soham (exc. Barway)	17	24	12	15	26	16	14	7	4	-2	133	80	64
Barway		1									1	1	1
Stetchworth			3			-2	8	-1		1	9	5	4

Parish/ settlement	Completions											Projection 2019-24 (av. x 6 yrs)	Manipulated projection 2019-24 (minus 20%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	Total 01-11		
Stretham	4	6	1	2	2	5	3		2	3	28	17	14
Sutton	14	1	9	6	15	5	3	5	3	2	63	38	30
Swaffham Bulbeck							-2		-1	1	-2	0	0
Swaffham Prior	-1			1	1		1		1	3	6	4	3
Wentworth			2		2	3	1				8	5	4
Wicken	1		1	3		1	3	2			11	7	6
Wilburton	2	1	5	2	3	3			2		18	11	9
Witcham	1					3	1	1	1		7	4	3
Witchford	4	1	-1	5	6	4		1	1	1	22	13	10
Woodditton (exc. Saxon Street and Newmarket Fringe)	3										3	2	2
Saxon Street (Woodditton)				-1	1	1				1	2	1	1
<b>TOTAL</b>	<b>102</b>	<b>123</b>	<b>101</b>	<b>82</b>	<b>112</b>	<b>87</b>	<b>93</b>	<b>61</b>	<b>59</b>	<b>48</b>	<b>868</b>	<b>524</b>	<b>419</b>
												<b>Rate pa 2019-24</b>	<b>69.83</b>

Table 4b. Rural exception windfall sites

Source type	Completions											Projection 2019-24 (av. X 6 yrs)	Manipulated projection 2019-24
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10-11	01-11		
Affordable housing	6	14	0	40	34	16	43	0	24	12	189	113	113
Agricultural dwellings	2	3	1	2	21	2	0	2	2	1	36	10 [05/06 anomaly removed]	Minus 20% = 8
Stud worker dwellings	6	6	2	10	9	8	5	8	0	2	56	34	Minus 40% = 20
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	12	7	7
Conversion	23	11	3	6	5	9	10	5	2	4	78	37 [01/02 anomaly removed]	Minus 10% = 33
Infill	7	2	1	2	3	3	8	1	6	0	33	20	Minus 50% = 10
Sub-division/intensification	0	0	0	0	0	3	2	3	1	0	9	5	5
Gypsies and travellers and travelling showpeople	0	0	0	1	4	0	2	7	1	6	21	13	13
<b>TOTAL</b>	<b>45</b>	<b>36</b>	<b>8</b>	<b>63</b>	<b>76</b>	<b>42</b>	<b>70</b>	<b>30</b>	<b>38</b>	<b>26</b>	<b>434</b>	<b>Rate pa 2019-24</b>	<b>209</b>
													<b>34.83</b>

Table 5a. Potential large specific windfall sites

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates												Further comments
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	
Bottisham	Land northeast of 20-42 Arber Close	0.1	50	5					5								Brownfield: (06/00917/FUL) Approved 2/10/06. Expired 9/10/09.
Burwell	Land adjacent The Bungalow, Newmarket Rd	0.38	40	15										6	9		Owner - likely to sell in the distant future. No known delivery constraints.
Burwell	35 North St	1.4	7	10				10									Site is under-developed and could be suitable for re-development for housing. Pre-application discussions. No known constraints to development.

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments		
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		22/23	
Cheveley	Home Office bungalows, Little Green	1	23	23							10	13						Site is occupied by derelict bungalows, owned by Government Department. Potential for redevelopment.
Cheveley	Land east of St. John's Avenue, Newmarket	0.5	36	18				10	8									Owned by Forest Heath DC. 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. 10/00608/FUM refused 10/9/10 for loss of allotment land and unsatisfactory parking provision. Agent - a new application is likely to be submitted.
Ely	Land off Carey Close	0.8	31	25		13	12											Application pending at Aug 11 (10/00116/OUM). Application likely to be approved subject to agreement of S106 and off-site POS provision. Developers estimated delivery rates.
Ely	Standens, Station Rd	1.82 1.63	34	36						26	10							Housing on riverside would raise quality of area. Pre-application discussions in Mar 07. Owner - wishes to see site developed but no site for relocation identified (Oct 10).
Ely	32 Lisle Lane	0.35	38	13										8	5			Large garden and vacant scrubland. Within 400 metres of STW. Owner confirmed wishes to see site developed and likely build out. Overland Sewerage Pipe prevents access from Cresswells Lane. Anglian Water has indicated that SWT likely to be relocated by 2020.
Ely	Old Dairy, Beald Way	0.21	47	10					10									Vacant and derelict for many years. Letter written to owner, and no response provided. However, is vacant site with no known constraints to delivery.
Ely	Old Woolworths, Fore Hill	0.1	100	10						10								Mix of retail & housing proposed in 07 pre-application discussions. Owners have indicated delivery timescales as at 09.
Ely	Paradise area	1.4	NA	64									30	34				Area part owned by District Council and identified in Core Strategy as key area for re-development. Potential for some flats and townhouses. Development relies on relocation of Paradise Centre to Council site on Downham Road. Intention of Council to bring forward.
Ely	The Grange, Nutholt Lane	0.7	NA	50									30	20				Area owned by District Council and identified in the Ely Masterplan as potential redevelopment site for flats above retail/other uses. Depends on relocation of the Council offices. Intention of the Council to bring forward.
Fordham	Bassingbourn Manor Farm	1.6	23	36									20	16				This site is currently a haulage yard. Its location adjacent to the village primary school and listed building means there are environmental and amenity reasons to support redevelopment for housing. Owners have signalled intention to relocate if possible in the future.
Fordham	Fordham Garden Centre	1.22	23	28								10	18					Currently in use as garden centre but may come forward for housing in the future.
Littleport	Land rear of 85-87 Ely Rd	0.18	30	5				5										Greenfield. Approved 12/1/10 (09/00917/OUT). Outline application for residential development only. No known constraints to delivery.
Littleport	Land at 89 Ely Rd	0.17	30	5				5										Approved 04 (04/00411/O) but now expired. Land separate from 85-87 Ely Road. Owners indicated that site is available for development. No known delivery constraints.
Littleport	Land north of Grange Lane	2.1 1.7	42	71					35	36								Owned by development company. Intention to develop soon. No known delivery constraints.
Littleport	12 Woodfen Rd	0.39	35	13 net					10	3								Farmhouse and yard. Owner has indicated likely to sell within next five years. No known delivery constraints.
Littleport	Land at Orchard Lodge, Ely Rd	0.58 0.52	40	21						21								Owner has indicated site is available for development. Site will need to be accessed from Highfields farm estate road. No known constraints to delivery.

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates												Further comments
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	
Littleport	Land south of The Paddocks	2.17 1.73	40	69						30	20	19					Owner has indicated site is available for development. Land will need to be accessed from Highfield Farm. No known constraints to delivery.
Littleport	21-27 Lynn Rd	0.11	36	4					4								Approval 06 for 6 dwellings (06/00097/FUL) but now expired. Part of larger site (see Table 2c). Agent indicated site is likely to be resubmitted for 4 dwellings.
Littleport	Old Station Goods Yard	NA	NA	9			9										Outstanding commitment for 30 dwellings (outline only) – see Table 2c above Current application pending for 39 dwellings at Aug 11 (11/00334/RMM) – 9 additional. Developer states start date is unknown.
Soham	Land adjacent Weatheralls School	0.52 0.47	40	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 housing either side.
Soham	Land between 16 and 26 Mill Corner	0.35	34	12							6	6					Pre-application discussions held on part of the site - owner is keen to sell for housing. Remainder of land may also come forward within Plan period.
Soham	Land off Gimbert Road (rear of Croft House)	0.84 0.76	45	34			5	15	14								Current application pending for 34 dwellings (11/00623/FUM). Submitted 29/6/11.
Soham	Land rear of 41 Fordham Rd	2.46 2	41	86				43	43								Three landowners who are currently actively exploring development/sale opportunities. Land could be developed as part of a comprehensive scheme with adjacent site which has permission. Agents estimated delivery rates.
Soham	Pemberton, Fordham Rd	0.2	25	5						5							Approved 06 (06/00922/OUT) but now expired. Owner indicated site is still likely to be developed.
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 St	0.63 0.56	41	23				13	10								Pre-application discussions held on 5/6/09. No known delivery constraints.
Sutton	Land to the north of 76 High St	0.26	42	11									5	6			Owners have indicated land will come forward.
Witcham	Kings of Witcham	0.39	28	11				11									Currently a garage site. Could come forward for mix of general market and affordable housing following sale of business.
Witchford	Land east of Barton Close	0.38	38	14				7	7								Presently owned by the District Council. Site put on open market at Jul 11. No known delivery constraints.
<b>TOTAL</b>				<b>780</b>	<b>0</b>	<b>13</b>	<b>26</b>	<b>119</b>	<b>156</b>	<b>175</b>	<b>59</b>	<b>123</b>	<b>70</b>	<b>5</b>	<b>20</b>	<b>14</b>	

Table 5b. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Est. capacity	Estimated total per year												Further comments	
				10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		
Burwell	Barkways extension		12					12									Greenfield. RSL involved and have had pre-application discussions.
Burrough Green	Sheriffs Court		6			6											Greenfield. RSL involved and application anticipated in 11/12. RSL has indicated the delivery rate.
Cheveley	199-209 High St	0.76 0.68	6						6								Greenfield. Suitable for no more than 6 dwellings. Privately owned with RSL identified. RSL has indicated the delivery rate.
Ely	West of Lynn Rd		26			10	16										RSL involved and pre-application advice provided. Early application anticipated.

Parish	Address	Site Area	Est. capacity	Estimated total per year												Further comments	
				10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		
Haddenham	Northumbria Close	0.93	24			12	12										Greenfield. Privately owned. RSL involved and likely to submit application in October 2011. RSL has indicated the delivery rate.
Isleham	Corner of Fordham Rd		20				10	10									Land owned by local trust. RSL are negotiating with the Charity Trustees.
Soham	Keys Croft		10				10										RSL interested.
Stretham	Wilburton Rd		9				9										RSL involved and early application anticipated.
Wilburton	Land off Station Rd		8				8										RSL interested. Application likely to be forthcoming.
Witchford	Field End		16					16									RSL interested and Parish Council supportive.
<b>TOTAL</b>			<b>137</b>			<b>28</b>	<b>65</b>	<b>38</b>	<b>6</b>								

## 6. Potential broad locations for housing growth outside settlements, as identified in the Core Strategy (October 2009)

The Core Strategy identifies that the following broad areas should be allocated for housing development in the Council's site-specific Development Plan Documents. Indicative phasing rates are shown - these will be explored in 2011/12 through the production of the Local Plan.

- Industrial/vacant land on Lisle Lane, Ely: approximately **200 dwellings** (est. mid-point)
- Greenfield extension on land east of the Princess of Wales hospital, Ely: approximately **500 dwellings**
- Industrial/vacant land off Station Road, and greenfield extension off The Causeway, Soham: approximately **400 dwellings**
- Greenfield extension to the east of Ness Road, Burwell: approximately **100 dwellings**
- Greenfield extension to the east of Bell Road, Bottisham: approximately **50 dwellings**

### Estimated phasing rates

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	TOTAL
Ely					150	150	200	100			25	25	25	25	700
Soham					100	100	100	100							400
Bottisham						50									50
Burwell						50	50								100
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>350</b>	<b>350</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>1250</b>

## 7. Additional allocations to be identified, as identified in the Core Strategy

Policy CS3 in the Core Strategy identifies that land to accommodate 483 dwellings will need to be identified in the site-specific Development Plan Documents, in addition to the broad locations for growth described in section 6 above. The estimated phasing rates below differ from those in the housing trajectory in the adopted Core Strategy. These new rates reflect the infrastructure capacity constraints identified in Table 4.1 of the Core Strategy, which indicate that allocation sites may need to be phased to come forward post-2015.

	2015-16	2016-17	2017-18	2018-19	TOTAL
TOTAL	83	133	133	134	483

## Appendix 2 – Five Year Supply Assessment

Government guidance in PPS3<sup>13</sup> 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 five years. Local authorities are therefore required to monitor the supply of deliverable sites on an annual basis, through their AMRs.

The current year (2011/12) is not counted as part of the five-year supply. The supply assessment therefore covers the period from 2012/13 to 2016/17. The housing trajectory indicates that a total of 2,354 dwellings are likely to come forward on deliverable sites over this 5-year period - from outstanding allocation sites, other outstanding commitments, and potential large sites assessed in the emerging Strategic Housing Land Availability Assessment (as detailed in Appendix 1). This compares against a target of 1,657 dwellings for this period. This target is based on the residual RSS requirement, taking account of completions made since 2001. A total of 5,681 dwellings have been completed since 2001, leaving a residual RSS requirement of 4,639 dwellings to be provided over a 14-year period. This represents an annual rate of about 330 dwellings. A summary of figures are set out in the tables below.

The delivery of 2,354 dwellings against a target of 1,657 dwellings means that there is enough land available to meet required provision over the 5-year period. It is calculated that the district has a five year supply that meets 142% of the target.

### Summary of estimated Five Year Supply 2011-16

	Capacity source	Number of dwellings
A	Sites allocated in the Local Plan (Tables 2a and 2b)	295
B	Other outstanding large sites with planning permission (Tables 2c and 2d)	482
C	Outstanding commitments on small sites (Table 3)	135
D	Specific sites identified in the SHLAA (Tables 5a and 5b)	626
E	Broad allocations identified in the Core Strategy (Table 6) and Additional allocations (Table 7)	816
	Total identified five year supply (A + B + C + D + E)	2,354

### Assessment of Five Year Supply against RSS requirement

	Performance against target	Number of dwellings
A	Number of dwellings required in RSS period (2001 to 2025)	10,320
B	Number of dwellings completed to date (2001 to 2011)	5,681
C	Residual number of dwellings required in RSS period (2009 to 2025)	4,639
D	Number of years remaining in RSS period	14
E	Five year housing target (C ÷ D multiplied by 5)	1,657
F	Total identified five year supply (2010-15)	2,354
	Five year supply surplus or deficit (F/E multiplied by 100%)	142%

<sup>13</sup> This influences how planning applications are determined, as PPS3 states that local authorities who cannot demonstrate a five year supply 'should consider favourably planning applications for housing' e.g. applications which may be contrary to policies and strategy in the Local Development Framework.

## Appendix 3 – Summary of Indicators

Core Strategy Policy	Indicator	Target	2010/11 Performance	Data Source
CS1: Spatial Strategy	Proportion of dwellings completed – by location	66% of housing in Market Towns, 16% in Key Service Centres (plan period)	<b>73% Market Towns, 10% Key Service Centres</b>	CCCRG
CS2: Housing	Plan period and housing targets	430 dwellings per annum 2001-2025 (total 10,320)	<b>2001-2025 (total 10,320)</b>	ECDC
	Net additional dwellings – in previous years		<b>5,681 (2001-2011)</b>	CCCRG
	Net additional dwellings – reporting year		<b>368</b>	CCCRG
	Net additional dwellings – in future years		<b>4,872</b>	CCCRG
	Managed delivery target		<b>10,553 (2001-2025)</b>	CCCRG
	New and converted dwellings on PDL	Minimum 35% of dwelling completions (2001-2025)	<b>61% (2010/11), 40% (2001-2011)</b>	CCCRG
	Gross affordable housing completions	Minimum 30% of dwelling completions (2008-2025)	<b>31%</b>	CCCRG
	Housing quality – building for life	No target	<b>No information available</b>	N/A
CS3: Gypsies and Travellers	Dwellings completed - by settlement	No target	<b>See Table 4.3</b>	CCCRG
	Net additional pitches (Gypsy and Traveller)	35 pitches 2006-2011 + 46 pitches 2011-2025	<b>6 net additional pitches</b>	CCCRG
	Pitches approved in each sub-district area	56% (north), 18% (central) and 26% (south) (plan period)	<b>24 pitches approved (2006-11)</b>	CCCRG
	Tenure of gypsy sites	Meet the needs of the local gypsy population.	<b>See Figure 4.6</b>	ECDC
	Vacant pitches on Council-run sites and unauthorised encampments	Minimise	<b>0 vacant Council-run sites, 7 unauthorised encampments</b>	ECDC
CS4: Employment	Additional employment floorspace - by type	No target	<b>Total 4,808m<sup>2</sup></b>	CCCRG
	Employment floorspace on PDL – by type	Maximise	<b>84%</b>	CCCRG
	Employment land available – by type	Increase the existing average development of 3.6ha pa	<b>+0.06ha</b>	CCCRG
	Employment development – by location	No target	<b>See Table 4.13</b>	CCCRG
	New jobs created (net)	Net job growth of 6,200 over the plan period	<b>No information available</b>	ONS
CS4: Employment & EC1: Retention of Employment	Amount of employment land lost to non-employment uses	Minimise (unless schemes comply with Policy CS4)	<b>1,666m<sup>2</sup></b>	CCCRG
CS5: Retail & Town Centre Uses	Amount of completed retail and leisure floorspace	As specified in Policy CS5	<b>5 retail developments (1333m<sup>2</sup>), 3 leisure developments (42m<sup>2</sup>)</b>	CCCRG
CS5: Retail & Town Centre Uses & S2: Retail Uses in Town Centres	Retail vacancy rates in the town centres	Minimise	<b>Ely – 8 vacant (3%) Littleport – 2 vacant (4%) Soham – 2 vacant (3%)</b>	ECDC
CS6: Environment	Open space provision per 1,000 population	4ha per 1,000 population	<b>2.1ha per 1,000 population</b>	ECDC
CS7: Infrastructure	Completed new or improved community, infrastructure and transport facilities	Maximise	<b>6</b>	CCCRG
	Loss of important community, infrastructure or transport facilities	Minimise	<b>2</b>	CCCRG
CS8: Access	% new dwellings completed within 30 mins of key services	Maximise	<b>35%</b>	CCCRG
H1: Housing Mix	Housing mix	40% of dwelling completions to contain 2 or fewer bedrooms [schemes of 10+ dwellings]	<b>33%</b>	CCCRG
	Percentage of additional dwellings meeting Lifetime Homes standards	20% of dwelling completions to meet Lifetime Homes standards [schemes of 5+ dwellings]	<b>0%</b>	ECDC
H2: Density	Housing density	Average density of 30dph [10+ dwellings]	<b>65dph</b>	CCCRG
H3: Affordable Housing	Location and tenure of affordable housing completions	(1) 40% of dwellings affordable (south), 30% (north) and 35% (Ely) [schemes 3+ units in size]. (2) 70% of dwellings for rent and 30% for shared ownership (plan period)	<b>(1) 0% south, 40% north, 22% Ely (2) 95% social rented, 5% shared ownership</b>	CCCRG
H6: Residential Care Homes	Residential care home bedspaces completed	550 extra nursing home beds, 1,800 'extra care' sheltered housing units & 1,000 fewer residential care home beds needed in Cambs by 2021	<b>0</b>	CCCRG
H7: Mobile Home & Residential Caravan Parks	Loss of mobile home pitches	0	<b>0</b>	CCCRG

Core Strategy Policy	Indicator	Target	2010/11 Performance	Data Source
H8: Alterations / Replacement of Rural Buildings	Extensions or replacement buildings approvals with capacity over 125% of the original building	0	1	ECDC
EC2: Extensions to Existing Buildings in the Countryside	Extensions to existing buildings in the countryside	No target	5	CCCRG
EC3: Non-residential Re-use / Replacement of Buildings in the Countryside	Rural buildings reused and redeveloped for non-residential uses	Maximise	2	CCCRG
EC4: Residential Re-use of Buildings in the Countryside	Change of use of rural buildings to residential use	Minimise (unless they comply with criteria of Policy CS4)	1	CCCRG
EC6: New Employment Buildings on the Edge of Settlements	New employment buildings approved on the edge of settlements	No target	3	CCCRG
EC8: Tourist Facilities & Visitor Attractions	New tourism-related permissions	Maximise	2	CCCRG
S1: Location of Retail & Town Centre Uses	Total amount of floorspace for 'town centre' uses	Maximise	<b>A1: 1203m<sup>2</sup>, A2: 50m<sup>2</sup>, B1a: 2000m<sup>2</sup>, D2: -559m<sup>2</sup>. Net figures</b>	CCCRG
S2: Retail Uses in Town Centres	% A1 / A2 in Ely Primary Shopping Frontage	At least 60% of net floorspace	<b>A1 – 70% of trading units A2 – 13% of trading units</b>	ECDC
S3: Retaining Community Facilities & Open Space	Sports pitches available for public use	1.33ha per 1,000 population	<b>1.2ha per 1,000 population</b>	ECDC
S6: Transport Impact	% rights of way rated 'easy to use'	Maximise	<b>77.6%</b>	CCC
	Improvements to walking & cycling routes	No target	<b>No information available</b>	ECDC
S7: Parking Provision	Development complying with parking standards	100%	<b>No information available</b>	ECDC
EN1: Landscape Character	Planning appeals allowed following refusal due to 'harm to landscape character'	0	0	CCCRG /Planning Inspectorate
EN2: Design	Planning appeals allowed following refusal due to design	0	1	CCCRG /Planning Inspectorate
EN3: Sustainable Construction & Energy Efficiency	% of new dwellings meeting BREEAM/Ecohomes 'Very Good'	Maximise	0	ECDC
EN4: Renewable Energy	Renewable energy generation	Maximise	<b>0.66MW</b>	CCCRG
	Schemes providing 10% energy from renewables	100% [10+ dwellings or 500m <sup>2</sup> +]	<b>No information available</b>	ECDC
EN5: Historic Conservation	Listed Buildings 'at risk'	Minimise	21	ECDC
	% Conservation Area Appraisals completed	Maximise	<b>83%</b>	ECDC
	Buildings on 'local list'	No target	0	ECDC
EN6: Biodiversity & Geology	Change in areas of biodiversity importance	Maximise beneficial change	<b>No change</b>	Cambridgeshire and Peterborough Environmental Records Centre
	Change in priority habitats and species by type	Maximise beneficial change	<b>See Table 4.29</b>	
	SSSI condition assessment	Increase % by 2025	<b>40%</b>	
EN7: Flood Risk	CWS with positive conservation management	Increase	<b>44% (2009/10), 48% (2010/11)</b>	
	Permissions granted contrary to EA advice	0	0	Environment Agency
	Planning permissions with SuDS	Maximise	<b>No information available</b>	ECDC
EN8: Pollution	Number of AQMAs	0	0	ECDC
	Annual average concentration of NO <sub>2</sub>	Levels not to exceed national objectives	<b>Within national objectives</b>	ECDC
	Annual average levels of particulates	Levels not to exceed national objectives	<b>Within national objectives</b>	
EN9: Green Belt	Development in the Green Belt	0	0	ECDC