

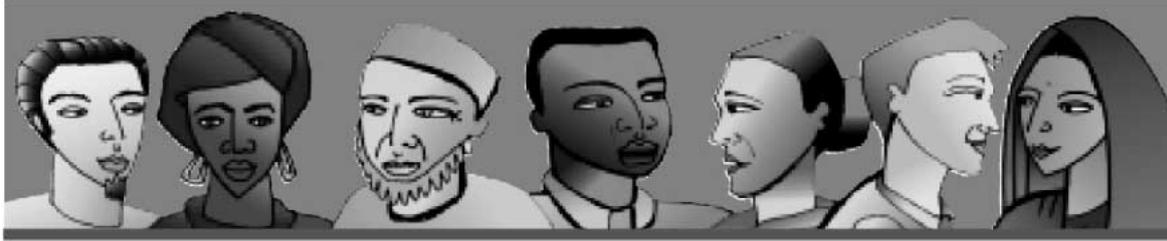


EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
Local Development Framework

Annual Monitoring Report 2011/12

January 2013





FAST CAMBRIDGESHIRE
DISTRICT COUNCIL

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If you have any questions about this document, please contact the Forward Planning Team at East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs CB7 4EE

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East Cambridgeshire District Council Local Development Framework

Annual Monitoring Report 2011/12

Executive Summary	0
1 Introduction.....	3
2 Spatial Portrait	5
Contextual Indicators	5
3 Plan Making.....	11
4 Performance Against Key Indicators	12
Housing.....	12
Gypsy and Traveller Sites.....	21
Employment.....	22
Services and Infrastructure	25
Environment.....	28
5 Existing Deficiencies and Future Monitoring	33

Appendices

Appendix 1 – Housing Trajectory Methodology and Calculations.....	34
Appendix 2 – Five Year Supply Assessment.....	54
Appendix 4 – Summary of Indicators	55

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 eighth Annual Monitoring Report (AMR) covers the reporting year from 1st April 2011 – 31st March 2012 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 and producing a Local Plan for the district. 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 370 dwellings (net) were completed, 82 of which were affordable. The average density of completed dwellings decreased to 44.3 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 33.2%.

- **Gypsy and Traveller Sites**

The number of recorded gypsy caravans in the district rose to 152. Zero additional pitches were completed. 17 unauthorised encampments were recorded.

- **Employment**

A total of 5728m² of employment space was developed whilst 8995m² was lost, representing a net loss of 3267m². Median gross weekly pay for workers in the district decreased to £445.90 (2012 figures).

- **Services and Infrastructure**

10 retail developments were completed. Retail vacancy rose in Ely and remained the same in Soham and Littleport: Ely 5.3%, Littleport 3.1% and Soham 0.7%. Three new community facilities were completed, and three redundant community facilities were lost to housing. Overall, 42% 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 1.2ha per 1,000 population. A total of 77.6% of rights of way in East Cambridgeshire were rated 'easy to use'.

- **Environment**

East Cambridgeshire has 1.8ha of open space per 1,000 population. Jubilee Gardens in Ely remained the only site to be awarded a Green Flag award. A total of 16 renewable energy generating developments were recorded, providing an additional 5.3970MW. Almost 42.2% of SSSIs were in 'favourable' or 'unfavourable recovering' condition, a slight increase on 2010/11. 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 (2011) removes 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 stakeholders – and for providing information which can inform future strategies and action. 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 indicators and format of the future AMR will be carried out alongside the Local Plan review in 2013.

Period covered

- 1.3 This AMR covers the period 1st April 2011 – 31st March 2012.

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, and 2011 Census where information has been published.
 - **Local Indicators** – Local Indicators provide scope for addressing issues which are of particular local importance. 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 Local Development Framework documents (the Local Plan).
- 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 as soon as possible after adoption by Full Council in February 2013.

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 655km², and has a population of 83,800 (Census 2011). 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 120,910), as a major economic, social and cultural centre, exerts a significant influence over the whole district. The success of the Cambridge economy has caused the district to experience considerable recent pressure for housing growth. However, the pace of economic growth has not matched that of housing growth which has meant a significant recent increase in the level of out-commuting, and the associated problems of congestion and pollution. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 2.3 Unemployment in the district remains low by regional and national standards. Important sectors include business services, manufacturing, wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport, Sutton and close to the A14 at Snailwell.
- 2.4 The district can be broadly divided into two sub-areas. The northern part of the district is characterised by low-lying intensively farmed fenland – with many settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, with much of the land at or below sea-level. The area contains the market towns of Ely, Soham and Littleport and a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower and deprivation is more marked. Although it is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing. The area has also been a focus for most of the housing growth in the district over the last 20 years, with large new estates built in the market towns. The main service and commercial centre is Ely (population 19,590), whilst Soham (population 10,790 and Littleport (population 8,620) 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 is **83,800** as calculated in the 2011 Census, this is compared to an estimated 82,690 based on mid-2011 estimates (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 2001-2011

	Population				Total Dwellings		
	mid-2001	mid-2011	% Change 2001-2011	2011 (Census)	mid-2001	mid-2011	% Change 2001-2011
Cambridge City	109,900	120,910	10.0%	123,900	44,500	49,400	10.9%
East Cambs	70,900	82,690	16.6%	83,800	30,900	36,600	18.3%
Fenland	83,700	95,350	13.9%	95,300	36,800	42,700	15.9%
Huntingdonshire	157,200	166,770	6.1%	169,500	65,700	70,600	7.4%
South Cambs	130,500	146,910	12.6%	148,800	54,200	61,700	13.9%
Cambridgeshire	552,200	612,590	10.9%	621,200	232,100	260,800	12.4%

Source: CCCRG/Census 2011

- 2.8 Age profile:** The age profile of the district's population is broadly comparable to the county 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: CCCRG).

Table 2.2 Population Age Group Estimates 2012

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

Source: CCCRG/Census 2011

- 2.9 Ethnic origin:** New data on East Cambridgeshire's ethnic diversity is provided in the 2011 Census. The district has a non-white population of 3.7%, compared to 2.1% in 2001. This compares with a non-white population of 7.4% for Cambridgeshire as a whole (4.1% in 2001). The population of Gypsies and Travellers was calculated in the 2011 Census. The district has 239 Gypsy and Travellers (0.3%), and there are a total of 1508 in Cambridgeshire (0.3%).
- 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			
	05-07	06-08	07-09	08-10	05-07	06-08	07-09	08-10	05-07	06-08	07-09	08-10
Males	80.10	80.48	81.00	81.5	78.70	78.94	79.30	79.6	77.65	77.93	78.30	78.58
Females	84.00	83.80	83.80	84.6	82.60	82.75	83.00	82.3	81.81	82.02	82.30	82.57

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

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 rose to 2.2% in the district during the monitoring period. This trend was comparable with the eastern region as a whole (Table 2.5).

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

	April 2009		April 2010		April 2011		April 2012		April 2011 to April 2012	
	No.	%	No.	%	No.	%	No.	%	% Change	
East Cambs	1,234	2.5	1,173	2.4	1,081	2.0	1168	2.2	+0.2	
Cambridgeshire	10,059	2.7	9,441	2.5	8,603	2.1	9086	2.2	+0.1	
East of England		3.5		3.4		3.0		3.2	+0.2	
Great Britain		4.1		4.1		3.7		4.0	+0.3	

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

- 2.14 Educational Attainment:** At GCSE/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 equal to or above the regional and national average at the all NVQ levels (Table 2.6).

Table 2.6 Qualification levels of working age people (January 2011-December 2011)

Qualification Level	East Cambs	East Cambs (%)	East of England	Great Britain
NVQ4 and above	19,200	36.3%	29.2%	32.9%
NVQ3 and above	31,300	59.1%	49.9%	52.7%
NVQ2 and above	38000	71.7%	68.5%	69.7%
NVQ1 and above	44300	83.7%	83.8%	82.7%
Other qualifications	5700	10.8	6.6%	6.7%
No qualifications	*	*	9.6%	10.6%

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 340 business births and 295 business deaths in 2011. There were 3,635 active businesses in East Cambridgeshire during 2011, a decrease of 10 on 2010 (source: ONS Business Demography 2011).
- 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, and managers and senior officials.

Table 2.8 Employment by Occupation (July 2011 – June 2012)

Occupation	East Cambs		East of England	Great Britain
	2010/11	2011/12	2011/12	2011/12
Managers and senior officials	13.3%	13.0%	11.1%	10.1%
Professional occupations	25.8%	22.3%	18.9%	19.1%
Associate professional & technical	18.6%	13.1%	13.1%	14.0%
Administrative & secretarial	*	7.6%	22.6%	21.9%
Skilled trades occupations	13.8%	9.8%	11.3%	11.0%
Personal service occupations	*	10.3%	9.0%	9.1%
Sales and customer services	*	10.2%	7.8%	8.1%
Process plant & machine operatives	*	*	6.0%	6.4%
Elementary occupations	*	8.0%	9.8%	10.9%

Source: *ONS Annual Population Survey*

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

- 2.20 Economic activity rate:** The economic activity rate in East Cambridgeshire (i.e. the labour force as a proportion of the population) decreased by 3.4% in 2011 dropping to the lowest since January 2008, and despite slight annual increases at the county, regional and national level (Table 2.9).

Table 2.9 Activity rates in East Cambridgeshire and comparator areas 2008-2011

Year	East Cambs	Cambridgeshire	East of England	Great Britain
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%
Jan 11 – Dec 11	84.0%	79.9%	79.6%	76.6%

Source: *Nomis local area labour force survey*

2.21 Gross weekly pay for full-time employees: Median gross weekly earnings in East Cambridgeshire fell by £16.90 (-3.7%) in 2012 to £445.90 (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 2008-2012

	2008 (£)	2009 (£)	2010 (£)	2011 (£)	2012 (£)
East Cambridgeshire	419.50	450.30	443.10	462.80	445.90
Cambridge City	502.00	524.40	539.20	553.00	585.90
Fenland	404.50	422.00	399.10	400.50	415.50
Huntingdonshire	469.50	482.20	503.60	497.90	488.60
South Cambridgeshire	592.40	597.90	599.90	586.00	606.20
East of England	469.10	478.60	488.70	494.50	495.20
Great Britain	479.10	489.90	500.30	502.60	507.60

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, 70% as opposed to 67.2%, but has fallen by 2.9% in 10 years. The difference between the District and County figures for rented properties is due to the transfer of former East Cambridgeshire housing stock to Hereward Housing (now Sanctuary Hereward). The percentage split remains very similar to the 2001 Census figures, with a slight increase in private rented, likely due to the economic downturn.

Table 2.11 - Households and Tenure in East Cambridgeshire

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

Source: 2011 Census

2.23 House prices: The average house price in East Cambridgeshire fell by 1.5% between 2010 and 2011 and the lower quartile house price (i.e. entry level) fell by 1.7%. The lower quartile affordability ratio worsened in 2011 - 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

	2008	2009	2010	2011
Mean house price	214,786	197,212	215,673	212,485
Median house price	184,500	171,000	189,498	185,000
Lower quartile house price	145,000	135,000	147,500	145,000
Lower quartile affordability ratio ¹	8.60	7.22	8.12	8.47

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

¹ 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)

show the workplace of East Cambs residents and the origin of the working population of East Cambs.

Figure 2.1 Workplace of East Cambridgeshire employed residents

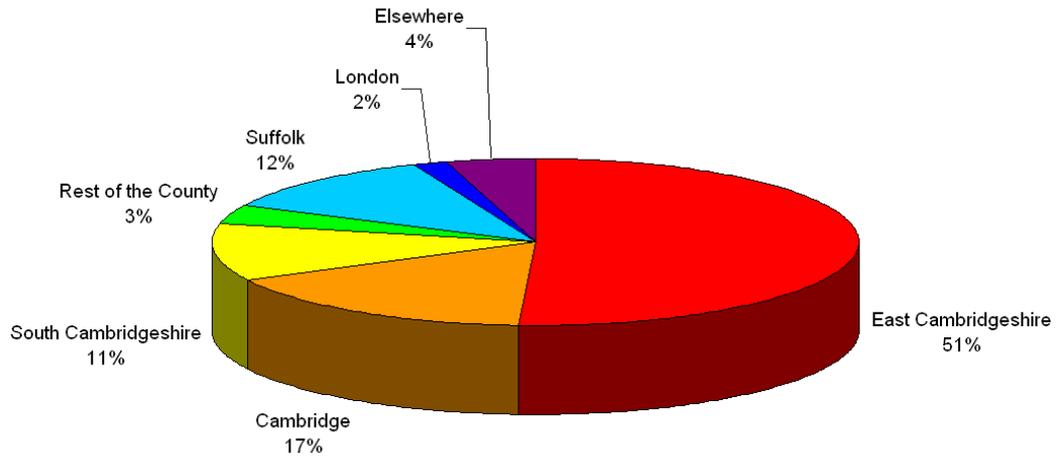
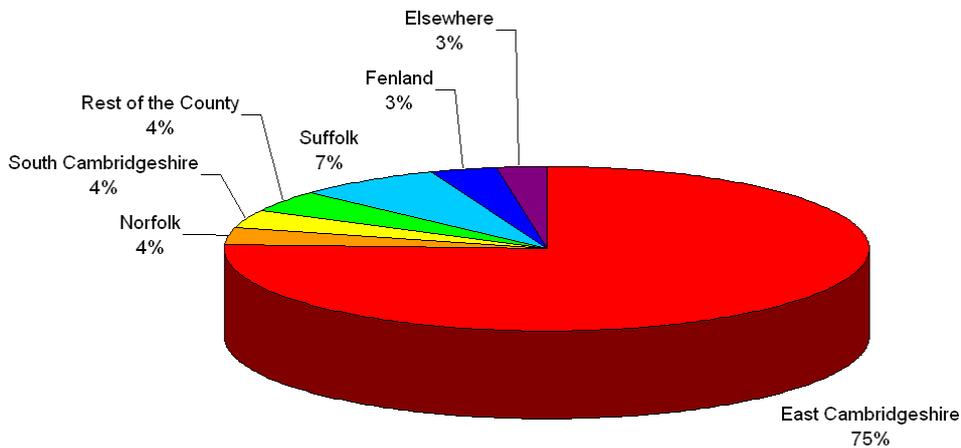


Figure 2.2 Origin of East Cambridgeshire Workforce



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 increased over the monitoring year with the exception of Shippea Hill which saw a reduction in usage (Table 2.13).

Table 2.13 – Station Usage in East Cambridgeshire Stations and Comparators

Station	Entries & Exits				
	2006-07	2007-08	2008-09	2009-10	2010-11
Ely	1,420,734	1,505,730	1,583,246	1,579,948	1,731,956
Littleport	146,218	148,836	156,124	149,428	178,254
Shippea Hill	606	845	868	942	812
Kennett	16,056	17,675	16,274	14,542	18,878
Dullingham	19,676	26,723	26,354	24,308	26,476
Cambridge	6,522,309	6,997,889	7,571,838	7,661,146	8,245,416
Waterbeach	227,281	250,039	277,470	266,020	301,376
Huntingdon	1,448,338	1,564,270	1,592,696	1,542,100	1,629,780

Source: Office of Rail Regulator (ORR)

3 Plan making

3.1 The statutory development plan for the district in the 2011/12 monitoring period comprised:

- East Cambridgeshire District Council Core Strategy 2009
- East Cambridgeshire District Local Plan 2000 (saved policies²)
- 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 1st April 2011 and 31st March 2012, but progress to December 2012 is also included.

Table 3.1 Summary of Progress on the Major LDF Documents

LDF Document		Date Completed	Date Scheduled
<u>Core Strategy DPD and Proposals Map</u>	Core Strategy Amendment Paper (Issues & Options)	May 2007	
	Core Strategy Amendment Paper (Preferred Options)	Oct 2007	
	Submission Draft	May 2008	
	Examination Adoption	Apr-May 2009 Oct 2009	
<u>Site Allocations DPD</u>	Issues and Options Paper	May 2006	Work to be incorporated into Local Plan
	Options Paper	Jul-Aug 2010	
<u>Ely Area Action Plan</u>	Options Paper	Jul-Aug 2010	Work to be incorporated into Local Plan
<u>Local Plan (Core Strategy Review)</u>	Consultation on Village Visions	Jun/Jul 2012	Feb/Mar 2013 June 2013 Autumn 2013 Late 2013
	Consultation on district-wide strategic matters	Mar - Apr 2012	
	Consultation on Draft Plan		
	Submission of Final Plan		
	Examination Adoption		

LDF progress

3.3 The following milestones were achieved between April 2011 and March 2012:

- Developer Contributions and Planning Obligations SPD (Oct 2011 update)
- Submitted Annual Monitoring Report (December 2011)
- Design Guide SPD (March 2012)

3.4 Since April 2012 further milestones have been achieved or have commenced:

- Consultation on district-wide strategic matters completed (April 2012)
- Public consultation on Village Visions completed (July 2012)
- Pre-submission draft Local Plan approved at Development & Transport Committee (Dec 2012)
- CIL Charging Schedule adopted (Dec 2012)

Planning application and appeal statistics

3.5 In this monitoring period **828** planning applications were determined (excluding prior notification applications), of which **90%** were granted (747). This compares to the national average of 74%³.

3.6 Also during this period the Planning Inspectorate determined **9** planning appeals. The Council achieved a success rate of **80%** on appeals with 8 dismissed and 1 allowed. The national average of appeals dismissed was 66% (source: Planning Inspectorate Statistical Report: England 2011-12).

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

³ 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 in Table 4.1 is based on actual housing completions between 2001-2012, and a projection of growth envisaged in the Core Strategy and covering the period up to 2031. A separate housing trajectory covering the timeframe and expected levels of proposed Local Plan growth up to 2031 is included in the submission draft Local Plan (Dec. 2012).
- 4.4** The following sections present the key information included within the housing trajectory in this AMR. Details of the sources of supply are provided in Appendix 1.

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 (over a 24 year period). This represents an annual target of 430 dwellings per year.

Net additional dwellings – in previous years

- 4.6** A total of 6,049 dwellings (net) were completed between 2001-2012.

Net additional dwellings – for the reporting year

- 4.7** A total of 370 dwellings (net) were completed in the 2011/12 monitoring year. This compares to a prediction of 394 dwellings in the 2011 housing trajectory, falling slightly short of target, indicating the district is still suffering uncertainty in delivery rates since the housing market downturn.

Net additional dwellings – in future years

- 4.8** An estimated 5,151 dwellings (net) are predicted to come forward up to 2031.
- 4.9** Local Planning Authorities are required to maintain a 5-year supply of deliverable sites for housing. For the 5-year period from 2013/14 to 2017/18 (excluding the current monitoring year), it is estimated that a total of 2,669 dwellings will be built in the district on specific deliverable sites (e.g. excluding windfall sites which cannot be identified at this stage). This compares to a 'target' of 1,856 dwellings – based on the residual RSS target plus an additional 5% buffer as required by the NPPF (rolled forward from later in the Plan period). The supply of deliverable sites is therefore estimated to exceed the target for housing supply. It is calculated that the district has a 5 year housing supply that meets 144% of the target. Further information is set out in Appendix 2 of this AMR.

Managed delivery target

- 4.10** There is likely to be a sufficient supply of housing in the district to meet the minimum requirements of the Core Strategy targets up to the year 2025. It is estimated that a total of 4,577 dwellings will come forward between 2012/13 and 2024/25, against a residual Core Strategy target of 4,271 (10,320 target minus completions of 6049 dwellings to date). However, if the longer RSS period is used, up to the year 2031, it is apparent that beyond 2025 there will be an under-supply of housing in the district against RSS targets. If the RSS rate of 430 dwellings per year is rolled forward for the 6 years between 2025/6 and 30/31, the district would have a housing target of 6,851 dwellings (2580 + 4,271) between now and 2031, against an estimated supply of 5,151 dwellings over the same period. The current production of the new Local Plan will be looking at this shortfall and proposing new housing allocations to meet future needs up to 2031.

Figure 4.1 Housing Trajectory 2001-2031

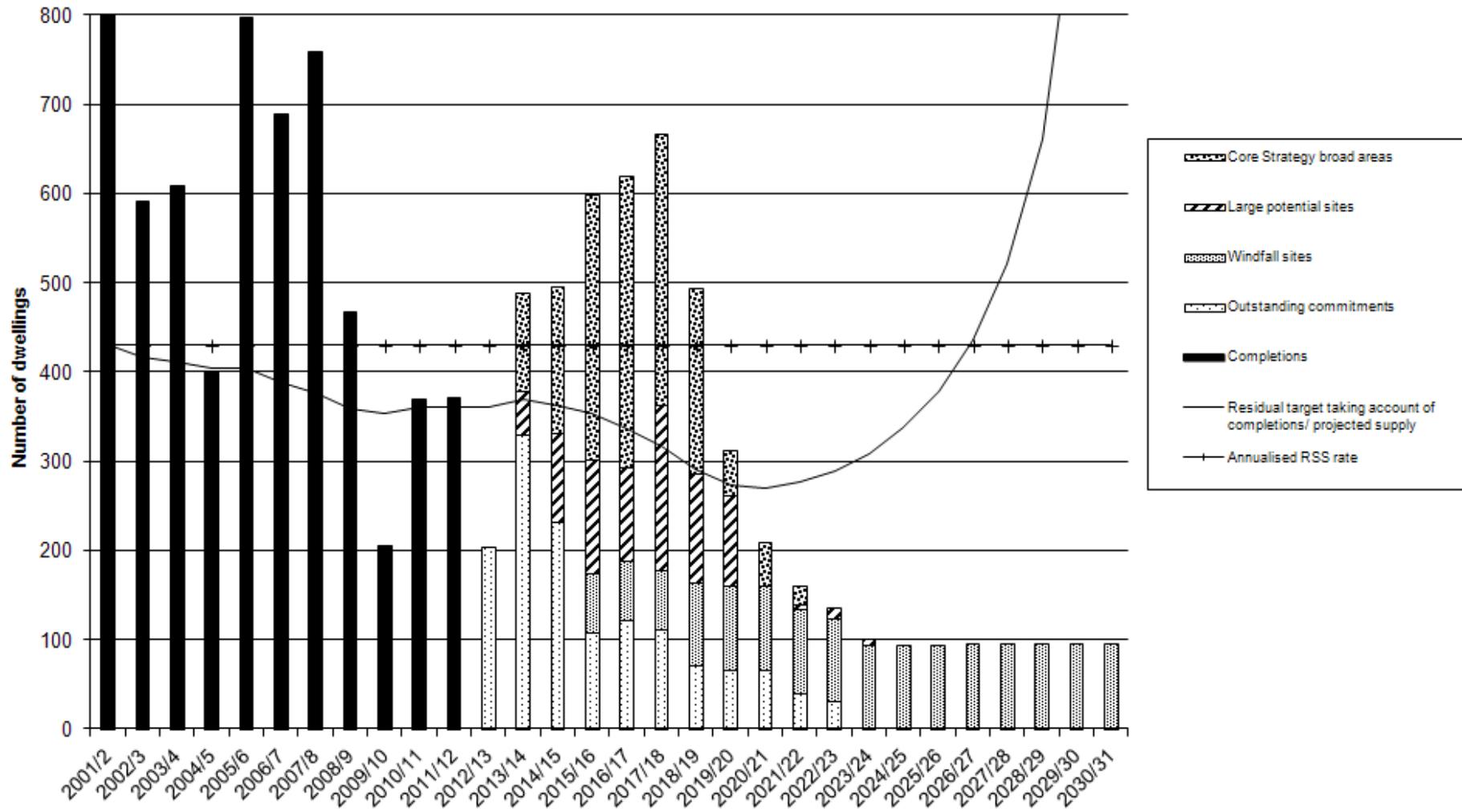


Table 4.1 Housing Trajectory 2001-31

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12 Rep	12/13 Cur	13/14 1	14/15 2	15/16 3	16/17 4	17/18 5	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
Net additional dwellings – in previous years [H2(a)]	801	591	608	401	796	688	758	466	204	368	370																				
Net additional dwellings – for the reporting year [H2(b)]																															
Outstanding commitments – allocations with permission (2a)												35	45	35	40	40	40	40	35	35	30	30									
Outstanding commitments – allocations without permission (2b)															40	71	30	30	30	10											
Outstanding commitments – other large committed sites (2c)												103	179	91	46	21															
Outstanding commitments – large sites granted since 31.03.11 (2d)												5	45	44	21	20															
Outstanding commitments – small sites (3)												61	61	61																	
Large potential sites within settlements (4)													4	88	89	94	185	121	103		5	11	6								
Windfall estimates (small sites within settlements) (5a and b)															42	42	41	61	61	61	61	61	61	61	61	62	62	62	62	62	62
Large potential rural exception sites (6)													45	12	38	10															
Windfall estimates (rural exception sites) (7a and b)															25	25	26	33	33	33	33	33	33	33	33	34	34	34	34	34	
Core Strategy sites (8)													110	165	298	328	303	209	50	50	20										
Total net additional dwellings – in future years [H2(c)]	801	591	608	401	796	688	758	466	204	368	370	204	489	496	599	620	666	494	312	209	159	135	100	94	94	96	96	96	96	96	
Annualised Plan Target [H2(cii)]	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430											
Plan – Cumulative Target																															
Cumulative net additional dwellings																															
Number of dwellings above cumulative target																															
Managed delivery target– taking account of completions/ projected supply																															

Figure 4.2 Housing Trajectory: Cumulative Completions

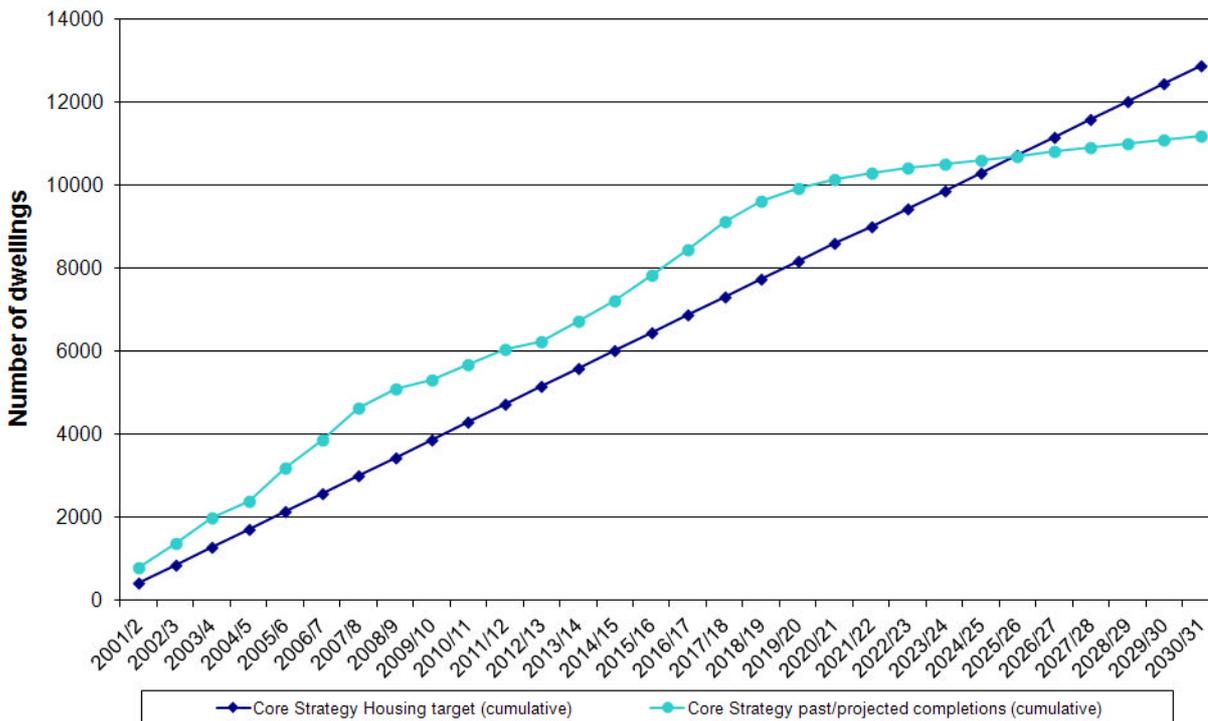
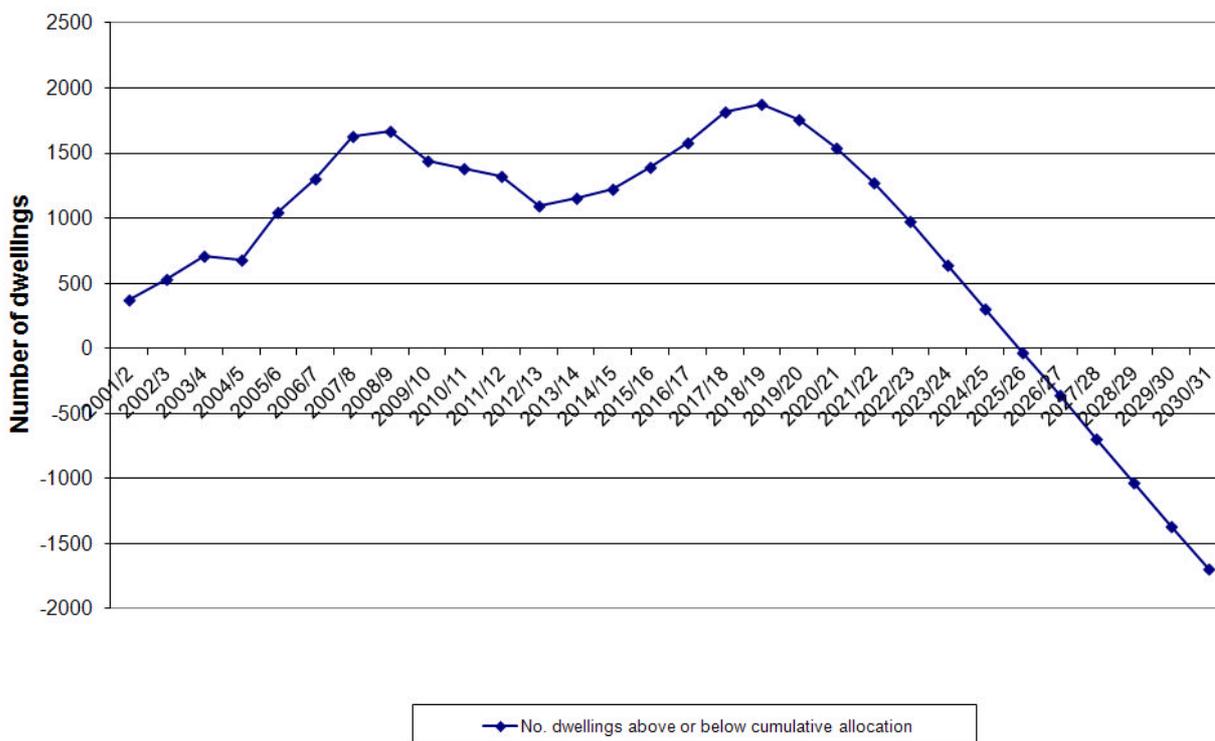


Figure 4.3 Housing Trajectory: Monitor



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.

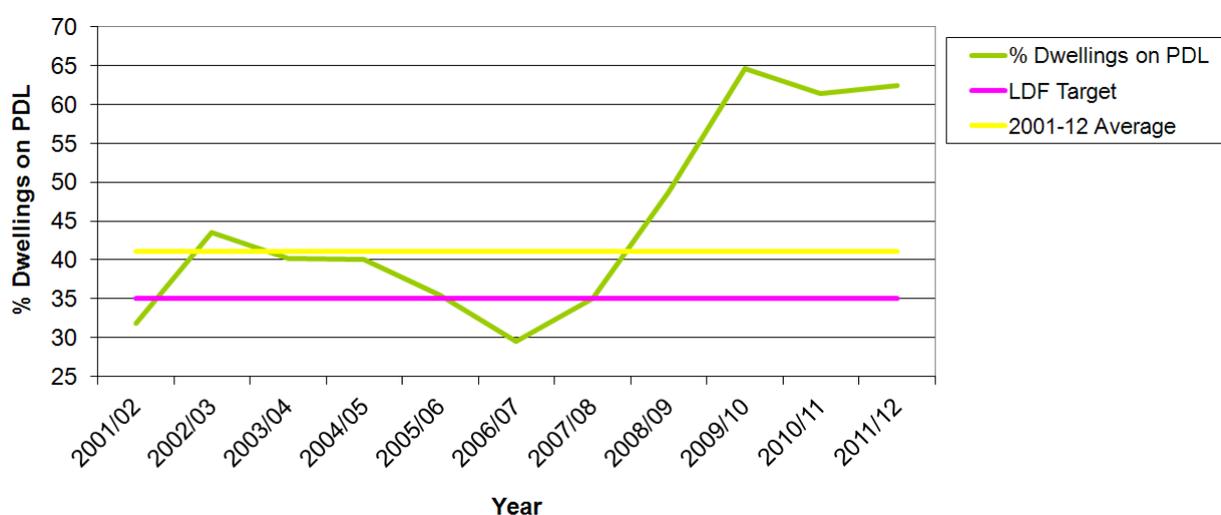
4.12 Of the 394 gross completions, 246 dwellings were on previously developed land, representing 62.4% (Table 4.2).

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	11/12	01-12
PDL	261	267	255	176	299	216	288	241	164	242	246	2650
Greenfield	558	347	380	264	545	515	535	254	90	152	148	3796
% Gross on PDL	31.9%	43.5%	40.2%	40.0%	35.4%	29.6%	35.0%	48.7%	64.6%	61.4%	62.4%	41.1%

Source: CCCRG

Figure 4.4 Percentage of Housing Completions on PDL

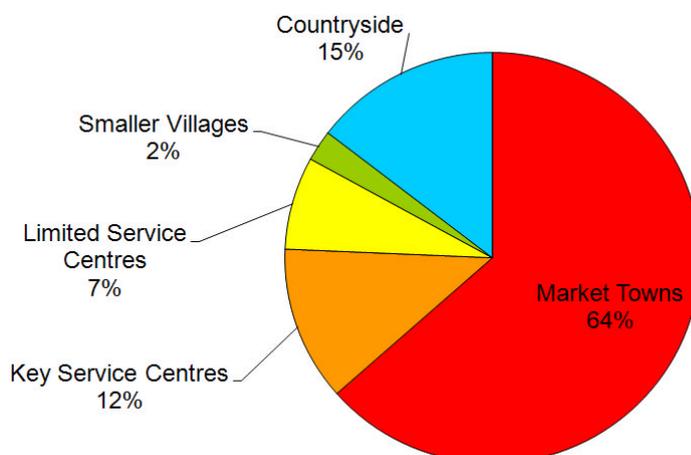


Proportion of dwellings completed – by location [Policy CS1: Spatial Strategy]

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

	2008/09	2009/10	2010/11	2011/12
Aldreth	1	2	0	0
Ashley	0	0	0	1
Black Horse Drove	0	0	0	0
Bottisham	4	0	11	31
Burrough Green	0	1	0	0
Burwell	19	6	5	4
Chettisham	1	0	0	0
Cheveley	2	0	6	0
Ely	137	21	106	39
Fordham	-1	1	4	5
Haddenham	20	7	4	7
Isleham	0	0	10	15
Kennett	0	0	0	0
Kirtling	0	1	0	0
Littleport	87	38	79	56
Little Downham	4	25	0	2
Little Thetford	1	0	0	0
Lode	1	0	0	1
Long Meadow	0	1	0	0
Mepal	1	0	3	1
Newmarket Fringe	3	6	6	0
Prickwillow	3	0	0	0
Pymoor	0	0	0	0
Queen Adelaide	0	0	-1	0
Reach	3	0	0	1
Snailwell	4	2	0	0
Soham	108	37	87	140
Stetchworth	-1	0	1	0
Stretham	0	2	5	3
Stuntney	0	0	0	0
Sutton	6	5	9	3
Swaffham Bulbeck	0	-1	1	0
Swaffham Prior	0	1	3	2
Upware	0	0	0	1
Wardy Hill	0	0	0	0
Wentworth	0	0	0	0
Wicken	2	0	0	0
Wilburton	0	2	0	0
Witcham	1	1	0	2
Witchford	1	1	1	2
Outside Settlements	59	45	28	54

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 82 affordable dwellings were built during the monitoring year (Table 4.4). This represented 20.8% of total completions. This is below the local target of 30%.

Table 4.4 Gross affordable housing completions 2001 to 2012

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	01-12
Total Completions	819	614	636	440	844	731	829	494	251	394	394	6446
Affordable	56	46	68	59	207	197	141	120	38	121	82	1135
% Affordable	6.8%	7.5%	10.7%	13.4%	24.5%	27.0%	17.0%	24.2%	15.1%	30.7%	20.8%	17.6%

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 2011/12, 33.2% of new dwellings were 1 or 2 bed properties.

Table 4.5 Housing mix (gross new dwelling completions by number of bedrooms) 2001-2012

No. of Bedrooms	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	% Total
1 Bed	49	22	32	21	117	61	47	59	20	51	35	8%
2 Bed	135	92	112	92	246	195	283	145	73	123	131	25.2%
3 Bed	309	218	200	175	259	272	281	132	67	138	123	33.7%
4+ Bed	321	271	287	146	217	186	185	133	82	75	101	31.1%
Unknown	5	11	5	6	5	17	33	25	9	7	4	2%
Total Completions	819	614	636	440	844	731	829	494	251	394	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 standards⁴.

4.23 No dwellings were completed in 2011/12 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 2011/12 there has been more range of average density, compared to 2010/11 where 100% of completed dwellings averaged greater than 50dph (Table 4.6). In 2011/12 average density still remained high with 91.8% of dwellings averaging 30dph or higher, with an overall average of 44.3%, compared to 64.9% in 2010/11.

Table 4.6 – Average density of completed dwellings (2006-2012)

	<30dph	30-50dph	>50dph	Total Completed
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
2011-2012	8.3%	49.2%	42.6%	242
Average 2002-2012	18.4%	66.9%	14.8%	3419

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 '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.

4.27 Table 4.7 shows the location and tenure of affordable housing completions in 2011/12:

- *Ely* – no affordable dwellings were completed (0% of total completions)
- *North of the district* – 83 affordable dwellings were completed (90% of total completions)
- *South of the district* – 9 affordable dwellings were completed (10% of total completions)
- In total, 60% of affordable housing completions were social rented (including key workers) and 40% were intermediate.

Table 4.7 Location and Tenure of Affordable Housing Completions (2011-12)

Site	Area	Completions (net)	Dwelling Size and Tenure Mix
Land at Bell Road/High St Bottisham	South	9	5 x 2-bed, 3 x 3-bed, 1 x 4-bed: all shared ownership
5/6 Soham Road, Fordham	North	29	4 x 1-bed, 11 x 2-bed, 6 x 3-bed, 2 x 4-bed: social rent 4 x 2-bed, 2 x 3-bed: shared ownership
92/94 Main Street, Little Downham	North	4	1 x 2-bed, 1 x 3-bed: social rent 1 x 2-bed, 1 x 3-bed: shared ownership
Keith Leonard House, Lode Close, Soham	North	50 extracare units	19 x 1-bed, 11 x 2-bed: social rent 6 x 1-bed, 10 x 2-bed, 4 x 3-bed: shared ownership

Source: ECDC Monitoring

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 or nursing home bedspaces were completed in 2011/12.

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 2011/12.

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 Two such dwellings were completed in 2011/12. The floor area of The Valley, Westley Waterless was extended by 319% under 11/01078/FUL. The increase was considered to be acceptable in the location, provided that further extensions are restricted. 5 Chapel Lane, Soham was extended by 29% under 09/00848/FUL. The increase was only 3% higher than the guide in the policy and considered acceptable.

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 11-Jan 12
	Jan 09	Jul 09	Jan 10	Jul 10	Jan 11	Jul 11	Jan 12	
Council owned sites	65	57	74	60	56	59	60	+7.1%
Private sites	87	76	74	73	79	72	79	0%
Tolerated sites	7	7	6	6	4	8	13.	+225%
Total authorised caravans	159	140	154	139	139	139	152	

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 pitches⁵ between 2006-2025. The Council will reassess the level of need for gypsy and traveller pitches through the Local Plan review.
- 4.37** No pitches were completed in 2011/12 (Table 4.9).

Table 4.9 Net additional pitches for Gypsies and Travellers (2001-2012)

2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2001-12
0	0	0	0	2	0	2	2	3	6	0	15

Source: CCCRG

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 2006-2012. There were no new permissions in the monitoring period.

Table 4.10 Pitches approved for Gypsies and Travellers (2006-2012)

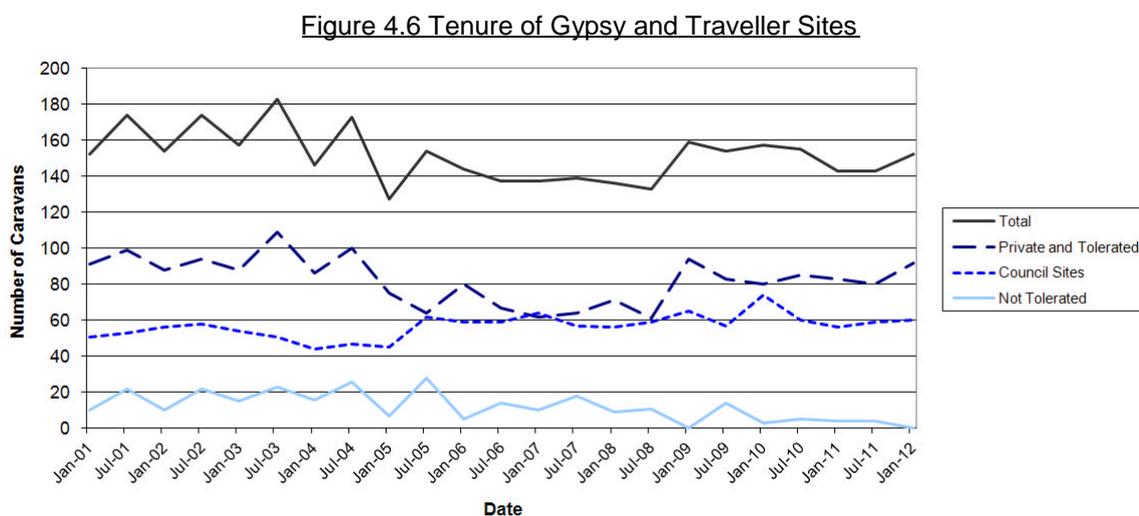
North	Central	South
4: Highlands, Whitecross Rd, Wilburton (08/00005/FUL)	1 (personal condition): 77a Station Road, Fordham (07/00608/FUL)	
1 (subdivision): Blue Bell Way, Hod Hall Lane, Haddenham (08/00864/FUL)	2: Land adjacent Evergreen, Waterside, Isleham (08/00895/FUL)	
2: Grunty Fen Rd, Witchford (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)		
21	3	0

Source: ECDC

⁵ 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.

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 2001.



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 17 unauthorised encampments in the district between Apr 2011-Mar 12, but these incidents were for no longer than 2 weeks. 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 2012	0	0
July 2011	0	4
January 2011	0	4
July 2010	5	5
January 2010	0	3

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, **5,728m² (gross)** of employment floorspace was developed in 2011/12, compared to the 4,808m² developed in 2010/11.

4.46 Overall, there was a loss of **-3267m² (net)** of employment floorspace compared to a net gain of 2,137m² in 2010/11.

Table 4.12 Total Amount of Additional Employment Floorspace - By Type

	B1a			B1b			B1c			B2			B8			Total (11/12)*
	09/10	10/11	11/12	09/10	10/11	11/12	09/10	10/11	11/12	09/10	10/11	11/12	09/10	10/11	11/12	
Gross additional floorspace (m ²)	1,417	2,355	368	0	0	0	326	456	1262	1,675	2,047	0	7,619	0	3912	5,728
Net additional floorspace (m ²)	833	2,000	-271	0	0	0	238	-1,870	999	738	2,047	-8093	7,416	-40	3912	-3267
% Gross on PDL	76.3	98.1	100.0	N/A	N/A	N/A	15.3	100.0	100.0	54.0	63.4	0.0	78.1	0.0	93.0	98.3
Net change in employment land (ha)	0.74	0.47	0.30	0.00	0.00	0.00	0.14	0.21	-0.17	-0.15	1.06	-2.21	0.95	-1.69	2.08	0

Source: CCCR

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, **98.3%** 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 there was no net change in land in business use in the district over the monitoring period.

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 2011/12. The larger schemes included:

- Extension to existing warehouse at Elean Business Park, Sutton (2,621m²)
- Phase II – extension to existing unit at 48 Lancaster Way Business Park, Ely (1,212m²)

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

Location	B1		B2		B8		Total B Uses	
	m ²	ha	m ²	ha	m ²	ha	m ²	ha
Ely	1374	0.0160	-	-	1,016	0.2554	2390	0.27
Soham	-	-	-	-	275	0.2811	275	0.28
Burwell	229	0.1117	-	-	-	-	229	0.11
Wilburton	186	0.0000	-	-	-	-	186	0.00
Sutton	-	-	-	-	2,621	1.5469	2,621	1.55
Cheveley	27	0.2423	-	-	-	-	27	0.24
TOTAL	1,816	0.37	0	0	3,912	2.0834	5,728	2.45

Source: CCCR

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 2011 there were 24,900 employee jobs in East Cambridgeshire, an increase of 700 jobs from 2010 (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 uses⁶.
- 4.55** There were 6 developments which involved the loss of employment land to other uses in 2011/12 (Table 4.14). In total, 8995m² 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 ²	ha	
Workshop, 37 Cambridge Road, Stretham	Change of use of building to dance studio	132	0.0785	Existing use as car workshop was vacant and unviable. Proposed use provided a community facility.
Flats at 17 Broad Street, Ely	Change of use on first floor from office to residential	244	0.0330	Broadly in accordance with Development Plan policies.
Ely Chemical Co Ltd, Lisle Lane, Ely	Demolition of existing buildings and construction of new supermarket	7,961	2.1290	Broadly in accordance with Development Plan policies.
1 st Floor Central Hall, 52-54 Market St, Ely	Change of use of 1 st floor to D1	179	0.0196	Creates a community use in a town centre location.
107A Clay St, Soham	Change of use from industrial unit to gym	263	0.1722	Need for use in locality and close proximity to town centre
Warehouse rear of 57 & 59 Market St, Ely	Conversion of 1 st and 2 nd floors to residential use	216	0.0179	Vacant and advertised for 2-3 yrs and found viable for commercial use on ground floor only.

Source: CCCRG and ECDC

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 4 extensions to existing businesses in the countryside approved during the monitoring period.

Table 4.15 Extensions to Existing Businesses in the Countryside

Location	Details of Scheme
The Old Station Yard, Station Rd, Wilburton	Extension of existing Development and Fabrication building to form additional floorspace for fabrication, assembly & installation.
Unit G2 Warbraham Farm, Heath Road, Burwell	Extension of existing single storey industrial unit for MOT bay (office)
North East corner plot, Elean Business Park, Sutton	Extension to existing warehouse
48 Lancaster Way Business Park, Ely	Phase II – extension to existing unit (and erection of detached storage unit)

Source: CCCRG

⁶ 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.

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, 1 rural building was redeveloped for non-residential uses (Table 4.16).

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

Location	Details of Reuse or Redevelopment
Steven Layn Holdings Ltd, Unit 3, Saxon Business Park, Littleport	Change of use of existing class B8 unit to B2

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 guest house at Sharps Farm, Wilburton.

Employment buildings approved on the edge of settlements [Policy EC6: New Employment Buildings on the Edge of Settlements⁷]

4.62 Target: none.

4.63 There were no employment buildings approved on the edge of settlements.

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 2011/12 which related to tourism – new bar/restaurant at 15 High Street, Ely; and part change of use from staff accommodation to B&B units at Lazy Otter, Stretham.

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. 10 retail developments and 3 leisure developments were completed.

Table 4.18 Completed Retail and Leisure Floorspace

Location	Details of Development	A1 (m ²)	D2 (m ²)
Social Club Reachway, Reach Road, Burwell	Rebuild extension of a fire damaged section of the Social Club		190

⁷ 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'.

Location	Details of Development	A1 (m ²)	D2 (m ²)
Scout Hut, Recreation Ground, Fountain Lane, Soham	Demolish existing 2 buildings used by Soham Guides and Scouts and construct new building for use as scout and guide community centre		521
107A Clay Street, Soham	Change of use of existing industrial unit to commercial gym		263
13-15 Market Street, Ely	Replacement shop unit with 2 x 1-bed flats on 1 st floor following demolition	91	
Unit 2, Chequer Lane, Ely	Change of use from A2 to A1 use for holistic/new age retail shop	63	
Land at, 40-42 Wisbech Road, Littleport	Construction of retail based mix use comprising of supermarket, and separate funeral parlour/undertakers	1,656	
3A Churchgate Street, Soham	Change of use from living accommodation to commercial use (A1/A2)	21	
8-10 High Street, Ashley	Extension to enlarge shop and create independent first floor flat, following demolition of rear extension and outhouse	47	
180 High Street, Chevelev	Change of use to hair salon	34	
Land and buildings at Ely Chemical Co Ltd, Lisle Lane, Ely	New supermarket, including a café, following demolition of existing buildings	8189	
50 St Marys Street, Ely	Change of use to retail (A1)	80	
3 Three Cups Walk, Ely	Demolition of existing and replace with new shop extension – retrospective	28	
42 Station Road, Forham	Proposed extension to existing nursery office to form separately access managers office	59	
TOTAL		10,268	974

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 3 new or improved community facilities completed in 2011/12 (Table 4.19).

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

Location	Details of Facility
Workshop 37 Cambridge Road, Stretham	Change of use of building to dance studio
Scout Hut Recreation Ground, Fountain Lane, Soham	Demolish existing 2 buildings used by Soham scouts and guides, and construct new building for used as scout and guide community centre
Building at Soham Village College, Sand Street, Soham	Single storey, stand alone building for use by school and local community

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** There were 3 facilities lost in the monitoring period. Consulting rooms for East Cambridgeshire Family Project in Soham; a tea room in Burwell and Field Studies Centre in Upware were all lost to residential use in 2011/12.

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

	2009/10	2010/11	2011/12
Employment Area	92.5%	95.9%	97.0%
Retail Centre	80.3%	88.8%	82.8%
GP Surgery	94.1%	94.2%	92.7%
Hospital	69.7%	58.6%	58.2%
Primary School	92.5%	94.9%	97.5%
Secondary School	65.4%	63.7%	75.9%
All Key Services	52.0%	34.8%	41.8%

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		
		09/10	10/11	11/12	09/10	10/11	11/12	09/10	10/11	11/12	09/10	10/11	11/12
Local Authority Area	Gross (m ²)	226	1,333	4,738	90	169	0	1,417	2,305	368	242	42	974
	Net (m ²)	1	1,203	4,182	-30	50	-103	783	2,000	-271	242	-559	974
Town Centre Area	Gross (m ²)	0	218	0	90	11	0	56	56	0	0	0	0
	Net (m ²)	-73	88	-533	90	-108	0	56	-77	-395	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 2012 indicates that 71% of trading units are in A1 use and a further 12% are in A2 use. This compares to 68% and 13% respectively in 2005 (source: East Cambs Retail Study 2005 and 2012).

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 2012 indicates that the number of vacant units rose in Ely and remained the same in Soham and Littleport town centres since the 2011 survey.
- 4.80** There were no retail units over 200m² (net) that were vacant at the time of the Retail Survey.

Table 4.22 Retail vacancy rates in East Cambridgeshire Market Towns

Settlement	Year	No. Vacant Units	% Total Units	Vacant Retail Floorspace (m ²)
Ely	2010	9	3.6%	906
	2011	8	3.3%	1,070
	2012	13	5.3%	966.37
Littleport	2010	3	5.2%	168
	2011	2	3.7%	192
	2012	2	5.7%	192
Soham	2010	4	6.2%	185
	2011	2	3.0%	90
	2012	2	3.3%	90

Source: East Cambridgeshire District Council Retail Survey 2012

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 population⁸.

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%	77.6%

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.

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 2011/12, East Cambridgeshire had 707.8ha of open space, 156.88ha of which was informal open space⁹. With a population of 83,800 (Paragraph 2.7), this equates to **1.8ha** per 1,000 people. Jubilee Gardens in Ely won a Green Flag Award for the 8th year running. The park forms part of a green corridor between the Great Ouse River and Broad Street.

⁸ Based on current population estimates (Paragraph 2.7)

⁹ East Cambridgeshire District Council Informal Open Space Assessment Review (2013)

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 was 1 such planning appeal allowed in 2011/12, as detailed in Table 4.24.

Table 4.24 Planning Appeals Allowed Following Refusal on ‘harm to landscape character’ Grounds

Appeal Ref.	Proposal	ECDC Reason for Refusal (Summary)	Inspector’s Comments (Summary)
APP/V0510/A/11/2164119	Change of use of land to travelling showpeople’s site. Land north of Driftwoods, Station Road, Wilburton, Ely	The site would create an adverse impact on the character and appearance of the countryside as it forms an important buffer to the edge of the existing showpeople’s sites on Station Road and the open countryside to the north.	Views from north and east will be little changed, with the site already being well screened from the east. A landscape scheme including a band of planting 5m deep would be beneficial to the established character and appearance of the surrounding countryside and provide better screening than at present.

Source: District monitoring/Planning Inspectorate

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 were no such planning appeals allowed in 2011/12.

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 2011/12.

Renewable energy generation [EN4: Renewable Energy]

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

4.96 The County Council collects data on planning applications for renewable technologies¹⁰. 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 2011/12, an additional 5.3970MW was installed, mainly contributed by a solar energy farm producing 5MW. The largest scheme remains the 37MW straw-fired power station at the Elean Business Park in Sutton.

Table 4.25 Renewable energy generation

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Capacity (MW)	0.012	0.001	0.008	0.01	0.66	5.3970

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.

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

Table 4.26 Unimplemented Planning Permissions for Renewable Energy Installations

Description	Address	Capacity (MW)
Anaerobic digestion plant	May Farm, White House Road, Littleport	2.5
Anaerobic digestion facility	Hall Farm, Newmarket	0.5
Photo Voltaic (PV) panels	Hope Hall Stud, Brinkley Road, Dullingham	0.0375
16 PV solar panels	All Saints Church, Newmarket Road, Kirtling	0.0038
Solar photovoltaic array	162 The Street, Kirtling	0.004
Solar PV panels	White Roses 9 The Hythe, Reach	0.0038
16 photovoltaic solar panels	51 The Row, Sutton	0.0032
Solar panels	Wilburton Primary School, Carpond Lane, Wilburton	0.0038
Wind Turbine	Land rear of 17, Barton Close, Witchford	0.0027

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 2011/12 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 2011/12.

Table 4.27 Listed Buildings by Grade

Grade I	Grade II*	Grade II	At risk 2010	At risk 2011	At risk 2012
48	55	870	22	21	17

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 1 Conservation Area Appraisal was completed in this monitoring year.

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.

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
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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 effects¹¹ of housing and business development on priority species¹² 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>						
2011	77	13949	56	72.73	1977	14.17
2012	80	14684	48	60.00	2008	13.67
<i>Business Development</i>						
2011	497	60446	389	78.27	6302	10.43
2012	512	63755	397	77.54	6685	10.49

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 2011/12, 45% of the district's County Wildlife Sites have been in positive conservation management within the last five years, a 2.5% decrease from 2010/11.

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.

Table 4.30 SSSI Condition Assessment 2012

	2011		2012	
	Area (ha)	%	Area (ha)	%
Favourable	669	28.2	715.1	30.2
Unfavourable recovering	269	11.4	283.3	12.0
Unfavourable no change	1364	57.6	1306.2	55.2
Unfavourable declining	66	2.8	62.6	2.7
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.

¹¹ 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'.

¹² Listed in Section 41 of the NERC Act 2006

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/m³).

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/m³)

Type of Site	Location	2006	2007	2008	2009	2010	2011
Roadside	38 Market Street, Ely	24.8	25.3	26.6	25.1	27.0	23.8
	Station Road, Ely	28.8	29.6	29.3	27.4	26.2	24.5
	Main Street, Littleport	21.0	20.6	22.2	19.8	20.4	18.1
	High Street, Soham	23.0	23.2	34.1	24.0	24.6	23.4
	Market Street, Fordham	20.5	21.2	23.0	23.0	23.9	21.7
	Station Road, Haddenham	25.0	26.0	27.0	26.0	29.4	24.9
	Nutholt Lane, Ely	25.7	24.8	27.6	23.5	25.5	23.3
	A142, Witcham Toll	28.9	29.1	32.8	28.3	34.1	26.8
	A10, Stretham*	-	-	21.6	24.6	25.9	22.0
	High Street, Burwell*	-	-	30.8	26.1	29.6	23.0
Urban Background	Abbot Thurston Avenue, Ely	15.5	15.9	17.6	13.9	17.1	15.8
	Fieldside, Ely	15.4	17.8	18.5	19.7	17.1	16.6
	Sheriff's Court, Burrough Green	11.4	12.6	14.5	13.4	13.6	13.2
	Tramar Drive, Sutton	17.8	19.2	20.2	19.7	20.9	17.5

Source: 2012 Air Quality Updating and Screening Assessment, 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 (PM₁₀) is not to exceed the annual mean of 40µg/m³.

4.122 The annual mean has risen since 2008 but still does not exceed the objective [No data was generated in 2009 and 2010 due to funding restrictions].

Table 4.32 PM₁₀ Concentrations Measured at Wicken Fen (Annual mean µg/m³)

	2003	2004	2005	2006	2007	2008	2011
Measured annual mean	26.2	15.1	15.7	20.0	17.9	16.2	19.1
Annual mean with adjustment factor (gravimetric)	34.1	19.6	20.4	26.0	23.3	21.1	24.8

Source: 2012 Air Quality Updating and Screening Assessment, 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 2031.

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 the NPPF.

1. Completions – The housing trajectory includes dwellings already completed between 2001 and 2012 (11 financial years, i.e. from 1st April 2001 to 31st March 2012). 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 31st March 2012, and sites granted since 31st March 2012 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 2012). 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 31st March 2012), 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. Large potential sites within settlements – This source relates to specific large sites (capable of accommodating 5+ dwellings) which have been assessed as being potentially suitable, deliverable and available for housing development over the Plan period (in the Council's 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.

5. Windfall estimates within settlements – It is not possible to predict and identify all potential future development sites, particularly smaller ones which may come forward unexpectedly. Government guidance in NPPF allows local authorities to include a windfall estimate for the Plan period where this can be justified, but excluding garden land completions in the first 5 years of supply. Windfall supply has historically been a very strong source in East Cambridgeshire so its inclusion is seen as reasonable and justified. Historical rates of completion have been used to inform estimates of future rates, but have been discounted by 25% to take account of a likely decrease in land availability and opportunities within settlement boundaries.

6. Large potential rural exception sites – Potential sites for affordable housing, which have been identified through discussions with Housing Associations and other landowners.

7. Windfall estimates on rural exception sites - 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 (for example, affordable housing, and rural worker dwellings). 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.

8. 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.

Overview by parish/settlement

Table refs.	1	2	3	4	5	6	7	8	
Parish/settlement	Completions 2001-12	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Rural exception windfall sites	Core Strategy allocations	New growth total 2012-31
Ashley	17				10				10
Bottisham	138	9	2	31	26			50	118
Brinkley	3				1				1
Burrough Green	10				4	6			10
Burwell	287	41	11	33	52	12		100	249
Cheveley (excluding Newmarket Fringe)	37		5	23	23				51
Chippenham	10		3		1				4
Coveney	1		3						3
Wardy Hill (Coveney)	6		3		6				9
Dullingham	24	5	3		7				15
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	2243	154	20	208	85	19		500	986
Chettisham (Ely)	2		2		3				5
Prickwillow (Ely)	20		3		20				23
Queen Adelaide (Ely)	2		2		2				4
Stuntney (Ely)	5				5				5
Fordham	96		5	64	24				93
Haddenham (excluding Aldreth)	118		10		47	24			81
Aldreth (Haddenham)	8		1		8				9
Isleham	97	5	9		39	20			73
Kennett	19				3				3
Kirtling	10				1				1
Little Downham (excluding Pymoor)	137		6		58				64
Pymoor (Little Downham)	7		2		5				7
Little Thetford	40				5				5
Littleport (excluding Black Horse Drove)	757	579	17	209	92				897
Black Horse Drove (Littleport)	5				5				5
Lode (excluding Long Meadow)	11		3		6				9

Table refs.	1	2	3	4	5	6	7	8	
Parish/settlement	Completions 2001-12	Outstanding commitments large	Outstanding commitments small	Large potential sites within settlements	Small sites within windfall estimates	Rural exception specific sites	Rural exception windfall sites	Core Strategy allocations	New growth total 2012-31
Long Meadow (Lode)	2		1		2				3
Mepal	122				16				16
Newmarket Fringe (Cheveley and Woodditton)	95		2	18	23				43
Reach	8				8				8
Snailwell	9		1		8				9
Soham (excluding Barway)	989	357	25	26	145			400	953
Barway (Soham)	1		1		1				2
Stetchworth	15		1		9				10
Stretham	87	14	5		28	8			55
Sutton	336	5	8	69	66				148
Swaffham Bulbeck	33								0
Swaffham Prior	11		1		6				7
Upware	1				2				2
Wentworth	7		1		8				9
Westley Waterless			6						6
Wicken	22		6		11				17
Wilburton	78	17	6		17				40
Witcham	17			11	9				20
Witchford	84	5	3	14	23	16			61
Woodditton (excluding Saxon Street and Newmarket Fringe)	13		5		1				6
Saxon Street (Woodditton)	9		1		2				3
Rural exception sites windfall							510		510
Core Strategy allocation – location unknown								483	483
TOTAL	6049	1191	183	706	923	105	510	1533	5,151

Table 1a – Completions 2001-2012 (summary by source/year)

Year	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlements	Small sites outside settlements	Total completions
2001-2	461	192	102	20	26	801
2002-3	314	104	123	35	15	591
2003-4	378	105	101	19	5	608
2004-5	155	105	82	43	16	401
2005-6	422	186	112	51	25	796
2006-7	469	87	86	20	25	687
2007-8	405	182	92	52	26	757
2008-9	186	191	60	0	29	466
2009-10	29	82	56	24	13	204
2010-11	90	206	48	12	12	368
2011-12	52	244	32	31	11	370
TOTAL	2961	1684	894	307	203	6049

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 01-12
Ashley			9		8	17
Bottisham	42	43	25	26	2	138
Brinkley			1		2	3
Burrough Green			3	8	-1	10
Burwell	86	127	51	20	3	287
Cheveley (excluding Newmarket Fringe)		5	23	5	4	37
Chippenham			1	5	4	10
Coveney					1	1
Wardy Hill (Coveney)			6			6
Dullingham			7		17	22
Ely (excluding Queen Adelaide, Chettisham, Stuntney + Prickwillow)	1821	340	82			2243
Chettisham (Ely)			2			2
Prickwillow (Ely)			19		1	20
Queen Adelaide (Ely)			1		1	2
Stuntney (Ely)			5			5
Fordham		23	24	44	5	96
Haddenham (excluding Aldreth)		63	46		9	118
Aldreth (Haddenham)			8			8
Isleham		31	38	16	12	97

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large outside settlement sites	Small outside settlement sites	Total 01-12
Kennett			2	17		19
Kirtling			1		9	10
Little Downham (excluding Pymoor)		72	56		9	137
Pymoor (Little Downham)			4		3	7
Little Thetford			5	36	-1	40
Littleport (excluding Black Horse Drove)	285	331	90	39	12	757
Black Horse Drove (Littleport)			5			5
Lode (excluding Long Meadow)			6		5	11
Long Meadow (Lode)			2			2
Mepal	84	17	14	4	3	122
Newmarket Fringe (Cheveley and Woodditton)	61	7	23		4	95
Reach			8			8
Snailwell			8		1	9
Soham (excluding Barway)	389	398	140	39	23	989
Barway (Soham)			1			1
Stetchworth			9		6	15
Stretham		14	28	43	2	87
Sutton	133	138	63		2	336
Swaffham Bulbeck	28		-2		7	33
Swaffham Prior		2	6		3	11
Upware			1			1
Wentworth			8		-1	7
Westley Waterless						0
Wicken			11	8	3	22
Wilburton		35	18	-1	26	78
Witcham		5	9		3	17
Witchford	32	26	24	-2	4	84
Woodditton (excluding Saxon Street and Newmarket Fringe)			1		12	13
Saxon Street (Woodditton)		7	2			9
TOTAL	2961	1684	894	307	203	6049

Table 2a. Housing allocations with outstanding planning permission at 31.3.12

Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.12	Total out-standing	Estimated total per year										Further Comments		
						12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		22/23	
Ely	Phase 3, land off Prickwillow Road	11.75 gross 9.4 net	378	338	40	20	20											Greenfield. (05/00335/RMM)(07/00885/RMM), granted 27 th June 2005. 14 dwellings under construction at 31.3.12
Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	285	365	15	25	35	40	40	40	40	35	35	30	30		Greenfield. 02/00950/RM granted 15 th April 2004 and 09/00761. Revised house types approved 22 nd December 2008. Completions rate has been very slow in recent years. 7 dwellings under construction at 31.3.12
TOTAL					405	35	45	35	40	40	40	40	35	35	30	30		

Table 2b. Housing allocations without full planning permission at 31.3.12

Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year										Further Comments			
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22				
Ely	West of 93-135 Lynn Road	2 gross 1.8 net	45	81						40	41							Greenfield with expired outline permission 97/00764/O. Owner confirmed wishes to bring site forward.
Littleport	Residue at Highfield Farm	3.9 gross 3.12 net	42	130							30	30	30	30	10			Greenfield. Planning application for 128 dwellings received 27 th Nov. 2006, but invalid on receipt. Agent informed no intention to re-submit scheme in immediate future.
TOTAL				211						40	71	30	30	30	10			

Table 2c. Other large committed sites with outstanding planning permission at 31.3.12

Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total out-standing	Estimated total per year						Further Comments		
						12/13	13/14	14/15	15/16	16/17	17/18			
Bottisham	Land off Bell Road	2.07	46	37	9	9								Greenfield. 09/00018/FUM approved on 16 th March 2010. 9 under construction at 31.3.12
Burwell	Land adjacent 105 North Street	0.25 (net)	6	0	6	3	3							Brownfield. 05/00729/FUL granted on 7 th February 2006. All under construction since 2008.
Burwell	Land rear of Rosewal Manor, Weirs Drove	1.61	35	0	35		35							Approved 19.5.11 (11/00137/FUM).
Dullingham	Dullingham Motors, Brinkley Road	0.18	5	0	5		5							Brownfield. Permission granted 10 th August 2009 (09/00401/OUT). Full application approved 6 th Oct. 2011 (11/00403/RMA).
Ely	Ely House, 1 Redman Close	0.29	5	2	3	3								Brownfield. 08/00493/FUL approved on 7 th July 2008. Design revision approved 2 nd Sept 2010 (10/00541/FUL). 3 under construction at 31.3.12

Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total outstanding	Estimated total per year						Further Comments
						12/13	13/14	14/15	15/16	16/17	17/18	
Ely	136 Lynn Road	0.18	5 net	0	5 net		2	3				Brownfield. Permission granted on 10 th September 2009 (09/00783/FUL). No known constraints to delivery.
Isleham	55 Sun Street	0.37	6	0	5 net			5				Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted on 27 th Oct. 2009 for 6 units after demolition of 1 (5 net) (09/00678/RMA).
Littleport	Old Station Goods Yard	1.0	39	0	39		10	20	9			Brownfield. 07/00486/O granted 31 st July 2008. Developer's estimated start date. Extra 9 units approved 23.3.12 (11/00334/RMM)
Littleport	Land rear and south of 24 Barkhams	0.28	6	0	6		2	2	2			Brownfield. 07/00875/O granted 24 th Sep. 2007. Permission granted on 25 th October 2010 (10/00463/RMA). Developers estimated delivery rates (as at 8.8.12)
Littleport	Land at 21-23 Lynn Road	0.28	7	3	4	2	2					Brownfield. 01/01081/F approved on 31 st January 2002. Under construction at 31 st March 2012.
Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	124	35	15	15	5				Brownfield. 07/01097/F granted on 18 th Dec. 2007.
Soham	Land rear of 48 to 64 Station Road	0.34	13	0	13		5	8				Greenfield. Permission granted on 15 th April 2009 (09/00034/F). Site is currently being marketed for sale.
Soham	Lion Mills	4.28	151	118	34	28	6					Brownfield. 07/00386/F granted on 19 th Dec. 2007. 34 dwellings under construction at 31.3.12.
Soham	Church Hall, High Street	0.2	8	0	8					8		Brownfield. Permission granted on 5 th Aug. 2009 (09/00299). Could involve mixed use re-development.
Soham	Land north-west of Regal Drive, Fordham Road	3.3 2.64	96	0	96		37	28	18	13		Approved 1/9/2011 (10/00373/OUM). Developers estimated delivery rates (as at 13 th Aug. 2012)
Soham	8 Market Street	0.05	5	0	5		5					Brownfield. Permission granted 1 st Sept. 2009 (09/00541/FUL).
Soham	Land rear of 7 and 7a Townsend	0.53	18	0	17 net				17			Greenfield. Outline permission granted on 21 st Oct. 2009 (09/00575/OUM).
Soham	Land rear of 50 and 52 Foxwood South	0.28	8	0	10			10				Greenfield Permission granted on 30 th March 2010 (09/00581/FUL). No known constraints to delivery.
Soham	South of Gimbert Road	0.84 0.76	33	0	33	8	15	10				Approved 3/10/2011 (11/00623/FUM). Construction started at 31.3.12
Soham	Land rear and side of Windayle, 27 Hall Street	0.51	12	-1	12	12						Brownfield. Permission granted on 12 th January 2010 (09/00792). 11 under construction at 31.3.12.

Parish	Address	Area in ha	Total	Completions as at 31/3/12	Total out-standing	Estimated total per year						Further Comments
						12/13	13/14	14/15	15/16	16/17	17/18	
Soham	AA Griggs, 46 Townsend	2.01	95	81	13 net	13						Brownfield. Application approved on 21 st March 2007 (06/01110/RM). 12 under construction at 31.3.11.
Soham	Land rear of 16 Townsend	0.29	13	0	13	5	8					Brownfield. 05/01390/F granted 21 st March 2005. Application amended 8 th March 2011 (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					Permission granted on 6 th October 2010 (09/00950/FUL) subject to resolution of S.106. S.106 approved 7 th March 2011.
Sutton	West Lodge, 125 High Street	0.5	5	0	5		5					Brownfield. Outline approval granted for 5 houses (08/00879/OUT) 27/11/2008. Reserve matters approved 2011 (11/00475/RMA) .
Wilburton	Land west of Rosendale, Whitecross Road	1.22	6	0	6		6					Greenfield. 09/00733/FUM granted 21 st December 2009.
Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11		11					Greenfield. 08/00888/F granted for 11 gypsy and traveller pitches on 3 rd December 2008, and renewal granted 13.2.2012 (11/01056/FUM)
Witchford	Garages to north of 7 Manor Court Road	0.11	5	0	5	5						Brownfield, Affordable housing within settlement. 08/01045/F granted 6 th Nov. 2008.
TOTAL					440	103	179	91	46	21	0	

Table 2d. Large committed sites with permission granted since 31.3.12, 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	
					12/13	13/14	14/15	15/16	16/17	17/18		
Ely	Land off Carey Close	0.8	31	25	5	20						Application approved 18 th July 2012 (10/00116/OUM). Application for reserved matters currently pending at September 2012 (12/00722/RMM).
Soham	Land between 23 and 41 Fordham Road	3.32 gross 2.5 net	38	96		25	30	21	20			Permission granted on 17 th February 2012 – pending S.106. (11/00982/RMM). Decision notice issued on 6 th June 2012.
Stretham	Sennitt Way/ Newmarket Rd,	0.18	77	14			14					Permission granted at Committee on 1 st September 2010 for 14 affordable dwellings subject to S106 (5 within the development envelope and 9 outside) (10/00174/FUM). S.106 yet to be signed off.
TOTAL				135	5	45	44	21	20			

Table 3 Outstanding commitments on small sites at 31.3.2012 (less than 5 dwellings)

Parish/settlement	Outstanding commitments at 31.3.12 (net)
Aldreth	1
Barway	1
Bottisham	2
Burwell	11
Chettisham	2
Cheveley	5
Chippenham	3
Coveney	3
Dullingham	3
Ely	20
Fordham	5
Haddenham	10
Isleham	9
Kirtling	0
Little Downham	6
Littleport	17
Lode	3
Long Meadow	1
Newmarket Fringe	2
Pymoor	2
Prickwillow	3
Queen Adelaide	2
Saxon Street	1
Snailwell	1
Soham	25
Stetchworth	1
Stretham	5
Sutton	8
Swaffham Prior	1
Wardy Hill	3
Wentworth	1
Westley Waterless	6
Wicken	6
Wilburton	6
Woodditton	5
Witchford	3
TOTAL	183

Table 4 Potential large specific windfall sites

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates										Further comments		
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		22/23	23/24
Bottisham	Land to the North-East of 20-42 Arber Close	0.1	50	5					5								Brownfield: (06/00917/FUL) Approved on the 2 nd Oct. 2006. Permission expired on 9 th Oct. 2009.
Bottisham	Crystal Structures, Tunbridge Lane	0.78	28	26			13	13									Previous employment site. Pre-application discussions in May 2012 for change of use. Site has derelict WW2/post war buildings, not suited for modern employment purposes, and is located in a residential area. Application for housing may be appropriate if applicant can demonstrate marketing evidence and viability issues.
Burwell	Land adjacent The Bungalow, Newmarket Rd	0.38	30	11										5	6	Owner has indicated likely to sell in the distant future. No known delivery constraints.	
Burwell	35 North Street	1.4	7	10			10										Site is under-developed and could be suitable for re-development for housing. Pre-application discussions in 2011. No known constraints to development.
Burwell	56-76 Low Road	0.23	30	7			7										Pre-application discussions in March 2011. Site is mix of garden land, farmland and existing barns to be converted.
Burwell	The Crown Public House, 88 High Street	0.24	NA	5			5										Pre-application discussion in 2012 for change of use to offices with 8 dwellings in the garden. Pub now closed. Applicant will need to demonstrate marketing and viability issues. But potential for some dwellings to the rear, even if the pub use and some car parking remains (lower conservative estimate of 5).
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, likely to be developed for affordable or general market housing. Application for 33 affordable dwellings withdrawn (03/01361/F). Application for 21 market houses (09/00631/FUM) refused at Committee on 4 Nov 2009, as 4 plots on allotment site. Application (10/00608/FUM) also refused on 10 th Sept 2010 for loss of allotment land and unsatisfactory parking provision. Agent advised that a new application is likely to be submitted.
Ely	Standens, Station Road	1.82 1.63	34	36						26	10						Housing on riverside would raise quality of area. Pre-application discussions in March 07. Owner confirmed Oct 2010 wishes to see site developed but no site for relocation identified.
Ely	32 Lisle Lane	0.35	38	13						5	8						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

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments	
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24
Ely	Old Dairy, Beald Way	0.21	40	8				8									Cresswells Lane, so alternative access needs to be explored. 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 2007 pre-application discussions. Owners have indicated delivery timescales as at 2009.
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.
Ely	Croylands, Cambridge Road	0.3	60	18			10	8									Previous day centre owned by the County Council but surplus. Pre-application discussions in March 2012 for conversion and extension for retirement flats.
Ely	Land at Deacons Lane/New Barns Avenue	0.21	43	9			9										Pre-application discussions in 2012, to provide mix of houses and flats. Owned by local charity.
Fordham	Bassingbourn Manor Farm	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							Site is currently in use as garden centre but may come forward for housing in the future.
Littleport	Land rear of 85-87 Ely Road	0.18	22	4		4											Part of larger area, see entry below. Outline permission for residential development granted on 12 th January 2010 (09/00917/OUT). Current application pending for 4 dwellings (12/00680/FUL)
Littleport	Land at 89 Ely Road	0.17	22	4			4										Part of larger area, see entry above. Permission granted in 2004 (04/00411/O) but now expired. Owners indicated that site is available for development. No known delivery constraints.
Littleport	Land north of Grange Lane	2.1 1.7	42	71					35	36							Owned by development company. Intention to develop soon. No known delivery constraints.
Littleport	12 Woodfen Road	0.39	30	12 net					10	2							Farmhouse and yard. Owner has indicated likely to sell within next five years. No known delivery constraints.
Littleport	Land at Orchard Lodge, Ely Road	0.58 0.52	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.
Littleport	Land south of	2.17	40	69						30	20	19					Owner has indicated site is available for development. Land

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments	
					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24
	The Paddocks	1.73															will need to be accessed from Highfield Farm. No known constraints to delivery.
Littleport	21-27 Lynn Road	0.11	36	4					4								Permission granted in 2006 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	Land east of 33 The Holmes	0.19	42	8				8									Greenfield. 08/00355/F granted 27 th Jun 2008. Expired, but likely to be re-submitted.
Littleport	1 Grange Lane	0.76	21	16				16									Brownfield. 08/00567/FUM. Sheltered housing units granted 8 th September 2008. Expired but likely to be re-submitted.
Soham	Land adjacent Weatheralls School	0.52 0.47	NA	9						9							Owned by County Council. Land has temporary planning permission for school pitches (10/03004/CCA), but is part of the Eastern Gateway area which is being promoted for long-term residential development. The main access road to the development would pass through the site, with room for some residential properties either side.
Soham	Land between 16 and 26 Mill Corner	0.35	34	12							6	6					Pre-application discussions have been held on part of the site and owner is keen to sell for housing. Remainder of land may also come forward within Plan period.
Soham	Pemberton, Fordham Road	0.2	25	5						5							Permission granted in 2006 (06/00922/OUT) but now expired. Owner indicated site is still likely to be developed.
Sutton	Land west of Red Lion Lane	1.2	32	35					10	25							Owner has indicated could sell. No known constraints to delivery.
Sutton	Land adjacent 123 High Street	0.63 0.56	41	23			13	10									Pre-application discussions held on 5 th June 2009. No known delivery constraints.
Sutton	Land to the north of 76 High Street	0.26	42	11										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									Site recently sold by the District Council to developer, who intends to submit application soon. No known delivery constraints.
TOTAL				706	0	4	88	89	94	185	121	103	0	5	11	6	

Table 5a. Small windfall sites within settlements – all types of sites - estimated rate for year 6+ (2018/19 – 2030/31)

Parish/ settlement	Completions											Total 01-12	Projection 2018/19- 30/31 (av. x 13 yrs)	Manipulated projection 18/19 – 30/31 (minus 25%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12			
Ashley		3	2	2		1	1				1	10	12	9
Bottisham	1	5	3	4	1	1	1	4		3	2	25	30	22
Brinkley				1								1	1	1
Burrough Green		2							1			3	4	3
Burwell	3	9	2	5	7	5	-1	8	5	5	4	52	62	46
Cheveley (excluding Newmarket Fringe)	6	2	6	4		1	1	2		1		23	27	20
Chippenham				1								1	1	1
Wardy Hill (Coveney)	1				3	1	1					6	7	5
Dullingham	2		5									7	8	6
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	11	18	13	4	7		11	5	7	3	4	83	98	73
Chettisham (Ely)							1	1				2	2	2
Prickwillow (Ely)	4	1	-5	7	-1	6	3	3	1			19	22	17
Queen Adelaide (Ely)						3			-1	-1		1	1	1
Stuntney (Ely)		1	3				1					5	6	4
Fordham	1	7	11	1	2	2	2	-1	1	1	-3	24	28	21
Haddenham (excluding Aldreth)	1	11	6	7	6	2	1		7	4	1	46	55	41
Aldreth (Haddenham)					2		3	1	2			8	9	7
Isleham	2	9	5	1	2	8	7			4		38	45	34
Kennett							2					2	2	2
Kirtling									1			1	1	1
Little Downham (excluding Pymoor)	9	6	6	6	5	4	10	4	2		4	56	66	49
Pymoor (Little Downham)	1			1	1		1					4	5	4
Little Thetford		3			1			1				5	6	4
Littleport (excluding Black Horse Drive)	10	8	6	2	11	11	10	10	11	8	3	90	107	80
Black Horse Drive (Littleport)				1	1		3					5	6	4
Lode (excluding Long Meadow)	1	1			1	1		1			1	6	7	5
Long Meadow (Lode)				1					1			2	2	2
Mepal	1	2		1	5	1	-1	1		3	1	14	17	13
Newmarket Fringe (Cheveley, Woodditton)	1	1	4	-1	2		4	-1	6	7		23	27	20

Parish/ settlement	Completions											Total 01-12	Projection 2018/19- 30/31 (av. x 13 yrs)	Manipulated projection 18/19 – 30/31 (minus 25%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12			
Reach	2			1		1		3			1	8	9	7
Snailwell			2					4	2			8	9	7
Soham (excluding Barway)	17	24	12	15	26	16	14	7	4	-2	7	140	166	124
Barway		1										1	1	1
Stetchworth			3			-2	8	-1		1		9	11	8
Stretham	4	6	1	2	2	5	3		2	3		28	33	25
Sutton	14	1	9	6	15	5	3	5	3	2	3	66	78	58
Swaffham Bulbeck							-2		-1	1		-2	0	0
Swaffham Prior	-1			1	1		1		1	3		6	7	5
Upware											1	1	1	1
Wentworth			2		2	3	1					8	9	7
Wicken (excluding Upware)	1		1	3		1	3	2				11	13	10
Wilburton	2	1	5	2	3	3			2			18	21	16
Witcham	1					3	1	1	1		2	9	11	8
Witchford	4	1	-1	5	6	4		1	1	1	2	24	28	21
Woodditton (excluding Saxon Street and Newmarket Fringe)	3										-2	1	1	1
Saxon Street (Woodditton)				-1	1	1				1		2	2	2
TOTAL	102	123	101	82	112	87	93	61	59	48	32	900	1064	798

Table 5b – Small windfall sites within settlements – excluding garden land - estimated rate for current year (2012/13) and years 1 to 5 (2013/14 – 2017/18)

Parish/ settlement	Completions												Total 01-12	Projection 2012/13-17/18 (av. x 6 yrs)	Manipulated projection 2012/13 – 17/18 (minus 20%)	Manipulated projection 2012/13-17/18 (discounting 3 year supply of 124 to avoid double counting with source 3)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12					
Ashley		3	2				1				1	7	4	1	1	
Bottisham	1	5	2	4	1	1		2		2	2	20	11	9	4	
Brinkley																
Burrough Green		2							1			3	2	2	1	
Burwell	2	8		3	5	2	-1	3	4	4		30	16	13	6	
Cheveley (excluding Newmarket Fringe)	4	1	3	2			1	2		1		14	8	6	3	
Chippenham																
Wardy Hill (Coveney)					3							3	2	2	1	
Dullingham	2											2	1	1	1	
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	8	14	8	3	4		4	4	6	2	2	55	30	24	12	
Chettisham (Ely)							1	1				2	1	1	1	
Prickwillow (Ely)	4	1	-5	7	-1	6	3		1			16	9	7	3	
Queen Adelaide (Ely)						3			-1	-1		1	1	1	1	
Stuntney (Ely)		1	3				1					5	3	2	1	
Fordham	1	6	8	1		1	1	-1	1		-3	15	8	7	3	
Haddenham (excluding Aldreth)		2	5	7	3	1			7	4		29	16	13	6	
Aldreth (Haddenham)					2		2	1	2			7	4	3	1	
Isleham	1	7	3		2	7	3			2		25	14	11	5	
Kennett							1					1	1	1	1	
Kirtling																
Little Downham (excluding Pymoor)	5	3	6	5	3	3	7	3	1		3	39	21	17	9	
Pymoor (Little Downham)					1		1					2	1	1	1	
Little Thetford		2										2	1	1	1	
Littleport (excluding Black Horse Drive)	9	5	5		8	4	7	5	1	6	2	52	28	23	12	
Black Horse Drive (Littleport)					1		2					3	2	2	1	
Lode (excluding Long Meadow)	1	1						1			1	4	2	2	1	
Long Meadow (Lode)				1								1				
Mepal	1	2		1	5		-1	1		3	1	13	7	6	3	

Parish/ settlement	Completions												Total 01-12	Projection 2012/13- 17/18 (av. x 6 yrs)	Manipulated projection 2012/13 – 17/18 (minus 20%)	Manipulated projection 2012/13-17/18 (discounting 3 year supply of 124 to avoid double counting with source 3)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12					
Newmarket Fringe (Cheveley, Woodditton)	1		4	-1	2		3	-1		5		13	7	6	3	
Reach	2			1				2			1	6	3	2	1	
Snailwell			2					4	2			8	4	3	1	
Soham (excluding Barway)	12	19	4	12	19	12	5	4	4	-2	7	96	52	42	21	
Barway		1										1				
Stetchworth			2			-2	8	-1		1		8	4	3	1	
Stretham	2	2		2	2	2	1				2	13	7	6	3	
Sutton	9	1	8	4	6	1	3	3		1		36	20	16	8	
Swaffham Bulbeck							-2		-1	1		-2				
Swaffham Prior	-1			1			1		1	3		5	3	2	1	
Upware											1	1	1	1	1	
Wentworth			2		1	3						6	3	2	1	
Wicken (excluding Upware)	1			2			3		1	-1		6	3	2	1	
Wilburton			1	1	2	2						6	3	2	1	
Witcham						2	1				2	5	3	2	1	
Witchford	3		-1		2	3				1	1	9	5	4	2	
Woodditton (excluding Saxon Street and Newmarket Fringe)	3										-2	1				
Saxon Street (Woodditton)				-1	1					1		1				
TOTAL	71	86	62	55	72	51	56	33	30	33	21	570	311	249	125	

Table 6. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Est. capacity	Estimated total per year										Further comments		
				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. Application submitted 16 th Aug. 2012 for 6 affordable dwellings (12/00747/FUL). RSL estimated delivery rate.
Ely	West of Lynn Road		19		19											RSL involved and pre-application advice provided. Application anticipated end of 2012.
Haddenham	Northumbria Close	0.93	24		12	12										Greenfield. Housing Association has current planning application pending (12/00429/FUM).
Isleham	Corner of		20				10	10								Land owned by local trust. Part of site may be allocated in the

Parish	Address	Site Area	Est. capacity	Estimated total per year										Further comments	
				12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22		
	Fordham Road														Local Plan, but remainder of the area has capacity for affordable housing.
Stretham	Wilburton Road		8		8										Application currently pending for affordable dwellings (12/00551/FUL).
Witchford	Field End		16				16								RSL interested and Parish Council supportive.
TOTAL			105		45	12	38	10							

Table 7a. Rural exception windfall sites - all types of sites - estimated rate for year 6+ (2018/19 – 2030/31)

Source type	Completions												Projection 2018/19 – 30/31 (av. X 13 yrs)	Manipulated projection 2018/19-30/31
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	TOTAL 01-12		
Affordable housing	6	14	0	40	34	16	43	0	24	12	31	220	260	260
Agricultural dwellings	2	3	1	2	21	2	0	2	2	1	1	37	21 [with 05/06 removed as anomaly]	Minus 20% = 17
Stud worker dwellings	6	6	2	10	9	8	5	8	0	2	2	58	67	Minus 40% = 40
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	0	12	14	14
Conversion	23	11	3	6	5	9	10	5	2	4	2	80	74 [with 01/02 anomaly removed]	Minus 10% = 67
Sub-division/intensif.	0	0	0	0	0	3	2	3	1	0	0	9	11	11
Gypsies and travellers and travelling showpeople	0	0	0	1	4	0	2	7	1	6	0	21	25	25
TOTAL	38	34	7	61	73	39	62	29	32	26	36	437	TOTAL 2018/19-30/31	434

Table 7b – Rural exception windfall sites – excluding garden land - estimated rate for current year (2012/13) and years 1 to 5 (2013/14-17/18)

Source type	Completions												Projection 2012/13 – 17/18 (av. X 6 yrs)	Manipulated projection 2012/13 – 2017/18
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	TOTAL 01-12		
Affordable housing	6	14	0	40	34	16	43	0	24	8	31	216	118 minus 37 minus 111 [outstanding and potential sites] = -30	0
Agricultural dwellings	2	2	1	0	21	2	0	2	2	1	1	34	21 [with 05/06 removed as anomaly]	Minus 20% = 17

Stud worker dwellings	6	6	2	10	9	8	5	8	0	1	2	57	67	Minus 40% = 40
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	1	0	12	14	14
Conversion	23	11	3	6	5	9	10	5	2	4	2	80	74 [with 01/02 anomaly removed]	Minus 10% = 67
Sub-division/intensif.	0	0	0	0	0	3	2	3	1	0	0	9	11	11
Gypsies and travellers and travelling showpeople	0	0	0	1	3	0	2	7	1	6	0	20	20 minus 17 [outstanding sites] = 3	3
TOTAL	38	33	7	59	72	39	62	29	32	21	36	428	TOTAL 2012/13-17/18	152
														Minus 76 *
														76

* discount for years 12/13, 13/14 and 14/15 to avoid double counting with outstanding commitments on small sites (source 3)

8. 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 2012/13 through the production of the Local Plan.

- 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
- Additional allocation (location not specified) Approximately 483 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			110	100	100	100	90								500
Soham					50	75	80	75	50	50	20				400
Bottisham				25	25										50
Burwell				40	40	20									100
Unknown location					83	133	133	134							483
	0	0	110	165	298	328	303	209	50	50	20				1533

The Core Strategy also identifies the following land for allocation. However, since 2009 further investigation into the feasibility of deliverability has revealed that the area is unlikely to be developed for housing.

- Industrial/vacant land on Lisle Lane, Ely Approximately 200 dwellings (est. mid-point)

Appendix 2 – Five Year Supply Assessment

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

The current year (2012/13) is not counted as part of the five-year supply. The supply assessment therefore covers the period from 2013/14 to 2017/18. The housing trajectory indicates that a total of 2,669 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 Strategic Housing Land Availability Assessment (as detailed in Appendix 1). This compares against a target of 1,856 dwellings for this period. This target is based on the residual RSS requirement, taking account of completions made since 2001 – and adding an additional 5% as required by the NPPF (rolled forward from later in the Plan period). A summary of figures are set out in the tables below.

The estimated delivery of 2,669 dwellings against a target of 1,856 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 144% of the target.

Summary of estimated Five Year Supply 2013/14 – 2017/18

	Capacity source	Number of dwellings
A	Sites allocated in the Local Plan (Tables 2a and 2b)	311
B	Other outstanding large sites with planning permission (Tables 2c and 2d)	467
C	Outstanding commitments on small sites (Table 3)	122
D	Large specific potential sites (Tables 4 and 6)	565
E	Broad allocations identified in the Core Strategy (Table 6) and Additional allocations (Table 7)	1204
	Total identified five year supply (A + B + C + D + E)	2,669

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 2012)	6,049
C	Residual number of dwellings required in RSS period (2009 to 2025)	4,271
D	Number of years remaining in RSS period	13
E	Basic five year housing target (C ÷ D multiplied by 5)	1,643
F	Augmented five year housing target (with 5% additional dwellings)	1,856
G	Total identified five year supply (2013/4-17/18)	2,669
	Five year supply surplus or deficit (G/F multiplied by 100%)	144%

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)	64% Market Towns, 12% Key Service Centres	CCCRG
CS2: Housing	Plan period and housing targets	430 dwellings per annum 2001-2025 (total 10,320)	2001-2025 (total 10,320)	ECDC
	Net additional dwellings – in previous years		6,049 (2001-2011)	CCCRG
	Net additional dwellings – reporting year		370	CCCRG
	Net additional dwellings – in future years		5,151	CCCRG
	Managed delivery target		11,200 (2001-2031)	CCCRG
	New and converted dwellings on PDL	Minimum 35% of dwelling completions (2001-2025)	62.4% (2011/12), 41.1% (2001-2012)	CCCRG
	Gross affordable housing completions	Minimum 30% of dwelling completions (2008-2025)	20.8%	CCCRG
Housing quality – building for life	No target	No information available	N/A	
Dwellings completed - by settlement	No target	See Table 4.3	CCCRG	
CS3: Gypsies and Travellers	Net additional pitches (Gypsy and Traveller)	35 pitches 2006-2011 + 46 pitches 2011-2025	0 net additional pitches	CCCRG
	Pitches approved in each sub-district area	56% (north), 18% (central) and 26% (south) (plan period)	0 pitches approved (2006-12)	CCCRG
	Tenure of gypsy sites	Meet the needs of the local gypsy population.	See Figure 4.6	ECDC
	Vacant pitches on Council-run sites and unauthorised encampments	Minimise	0 vacant Council-run sites, 17 unauthorised encampments	ECDC
CS4: Employment	Additional employment floorspace - by type	No target	Total 5728m²	CCCRG
	Employment floorspace on PDL – by type	Maximise	89.3%	CCCRG
	Employment land available – by type	Increase the existing average development of 3.6ha pa	+0.0ha	CCCRG
	Employment development – by location	No target	See Table 4.13	CCCRG
	New jobs created (net)	Net job growth of 6,200 over the plan period	No information available	ONS
CS4: Employment & EC1: Retention of Employment	Amount of employment land lost to non-employment uses	Minimise (unless schemes comply with Policy CS4)	8995m²	CCCRG
CS5: Retail & Town Centre Uses	Amount of completed retail and leisure floorspace	As specified in Policy CS5	10 retail developments (10,268m²), 3 leisure developments (974m²)	CCCRG
CS5: Retail & Town Centre Uses & S2: Retail Uses in Town Centres	Retail vacancy rates in the town centres	Minimise	Ely – 13 vacant (5.3%) Littleport – 2 vacant (4%) Soham – 2 vacant (3%)	ECDC
CS6: Environment	Open space provision per 1,000 population	4ha per 1,000 population	1.8ha per 1,000 population	ECDC
CS7: Infrastructure	Completed new or improved community, infrastructure and transport facilities	Maximise	3	CCCRG
	Loss of important community, infrastructure or transport facilities	Minimise	3	CCCRG
CS8: Access	% new dwellings completed within 30 mins of key services	Maximise	41.8%	CCCRG
H1: Housing Mix	Housing mix	40% of dwelling completions to contain 2 or fewer bedrooms [schemes of 10+ dwellings]	33.2%	CCCRG
	Percentage of additional dwellings meeting Lifetime Homes standards	20% of dwelling completions to meet Lifetime Homes standards [schemes of 5+ dwellings]	No information available	ECDC
H2: Density	Housing density	Average density of 30dph [10+ dwellings]	44.3dph	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)	(1) 10% south, 90% north, 0% Ely (2) 60% social rented, 40% shared ownership	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	0	CCCRG

Core Strategy Policy	Indicator	Target	2010/11 Performance	Data Source
H7: Mobile Home & Residential Caravan Parks	Loss of mobile home pitches	0	0	CCCRG
H8: Alterations / Replacement of Rural Buildings	Extensions or replacement buildings approvals with capacity over 125% of the original building	0	2	ECDC
EC2: Extensions to Existing Buildings in the Countryside	Extensions to existing buildings in the countryside	No target	4	CCCRG
EC3: Non-residential Re-use / Replacement of Buildings in the Countryside	Rural buildings reused and redeveloped for non-residential uses	Maximise	1	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	0	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	A1: 4182m ² , A2: -103m ² , B1a: -271m ² , D2: 974m ² . Net figures	CCCRG
S2: Retail Uses in Town Centres	% A1 / A2 in Ely Primary Shopping Frontage	At least 60% of net floorspace	A1 – 71% of trading units A2 – 12% of trading units	ECDC
S3: Retaining Community Facilities & Open Space	Sports pitches available for public use	1.33ha per 1,000 population	1.2ha per 1,000 population	ECDC
S6: Transport Impact	% rights of way rated 'easy to use'	Maximise	77.6%	CCC
	Improvements to walking & cycling routes	No target	No information available	ECDC
S7: Parking Provision	Development complying with parking standards	100%	No information available	ECDC
EN1: Landscape Character	Planning appeals allowed following refusal due to 'harm to landscape character'	0	1	CCCRG /Planning Inspectorate
EN2: Design	Planning appeals allowed following refusal due to design	0	0	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	5.3970MW	CCCRG
	Schemes providing 10% energy from renewables	100% [10+ dwellings or 500m ² +]	No information available	ECDC
EN5: Historic Conservation	Listed Buildings 'at risk'	Minimise	17	ECDC
	% Conservation Area Appraisals completed	Maximise	92%	ECDC
EN6: Biodiversity & Geology	Buildings on 'local list'	No target	0	ECDC
	Change in areas of biodiversity importance	Maximise beneficial change	No change	Cambridgeshire and Peterborough Environmental Records Centre
	Change in priority habitats and species by type	Maximise beneficial change	See Table 4.29	
	SSSI condition assessment	Increase % by 2025	42.2%	
CWS with positive conservation management	Increase	48% (2010/11), 45% (2011/12)		
EN7: Flood Risk	Permissions granted contrary to EA advice	0	0	Environment Agency
	Planning permissions with SuDS	Maximise	No information available	ECDC
EN8: Pollution	Number of AQMAs	0	0	ECDC
	Annual average concentration of NO ₂	Levels not to exceed national objectives	Within national objectives	ECDC
	Annual average levels of particulates	Levels not to exceed national objectives	Within national objectives	
EN9: Green Belt	Development in the Green Belt	0	0	ECDC