

East Cambridgeshire Authorities' Monitoring Report 2013 - 2014

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<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>

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1.0 Introduction

- 1.1 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 The main planning policy document for East Cambridgeshire will be the Local Plan which is due for adoption in April 2015. This will include a vision for growth, strategic policies, and will identify sites for development and the delivery of infrastructure. The new plan will cover the period up to 2031. Up until the adoption of the Local Plan, the adopted Core Strategy and saved policies will continue to provide the statutory planning framework.
- 1.3 The Authorities' Monitoring Report (AMR) provides information on a range of development related statistical matters, progress on the implementation of planning policy documents and monitoring of the implementation of planning policy. This AMR covers the reporting year from 1 April 2013 – 31 March 2014. It has been prepared in accordance with the requirements set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Localism Act (2011) removed the requirement for Councils to produce an annual monitoring report for Government, while retaining the overall duty to monitor. Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor. A full review of local indicators has been carried out alongside the preparation of the Local Plan to ensure that the emerging policies can be monitored effectively.
- 1.5 The source of the information used in this report is East Cambridgeshire District Council or the Cambridgeshire County Council Research and Monitoring Team unless otherwise stated.

Period Covered

- 1.6 This AMR covers the period **1 April 2013 to 31 March 2014**.

Key findings of the 2014 Monitoring Report

- 1.7 The following summarise the key findings of this AMR:
 - East Cambridgeshire Draft Local Plan – during 2013/14 (the monitoring period), public examination started in February 2014 and further sessions were planned for June 2014;
 - There was about 9,746 sq.m of additional business floor space created in the district in 2013/14, this was 90% higher than the previous monitoring year;
 - Additional 4,670 sq m of “town centre uses” were built in the district and this compared with the loss 1,155 sq m the year before;
 - A continued downward trend of net dwelling completions to 192;
 - Housing density has generally been reducing, however, last year there was a slight increase in density reaching to 39 dwellings per hectare in 2013-14;
 - There were 24 affordable housing completions (gross) and this represents just over 11% of total completions.

Location

- 1.8 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 84,700 (mid-

2012 estimates, Cambridgeshire County Council (CCC)). The district contains 3 market towns, and 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.

Figure 1 – The District of East Cambridgeshire



Source: East Cambridgeshire Local Plan

Detailed Spatial Portrait of East Cambridgeshire

- 1.9 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 cathedral city of Ely, the market towns of 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 the northern part is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing. The area has also been a focus for most of the housing growth in the district over the last 20 years, with large new estates built in the market towns. The main service and commercial centre is Ely (population 19,180), whilst Soham (population 10,720) and Littleport (population 7,880) both serve more local catchments and have lower scales of commercial and retail provision.
- 1.10 The nearby city of Cambridge (population 126,500), as a major economic, social and cultural centre, exerts a significant influence over the whole district. The success of the Cambridge economy has caused the district to experience considerable recent pressure for housing growth. However, the pace of economic growth has not matched that of housing growth which has meant a significant recent increase in the level of out-commuting, and the associated problems of congestion and pollution. Rapid population

growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.

- 1.11 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.
- 1.12 The district contains a number of sites of particular importance for biodiversity, including three 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

Population

- 1.13 The table below sets out county wide information on population.

Table 1 – Cambridgeshire and Districts Population Estimates 2001 to mid-2012

Local Authority Area	2001 census	2011 census	2012 Mid-year estimate	% Change 2001-2012	% Change 2011-2012
Cambridge City	108,900	123,900	126,500	16.2%	2.1%
East Cambridgeshire	73,200	83,800	84,700	15.7%	1.1%
Fenland	83,500	95,300	95,600	14.5%	0.3%
Huntingdonshire	157,000	169,500	171,100	9.0%	0.9%
South Cambs	130,100	148,800	149,300	14.8%	0.3%
Cambridgeshire	552,700	621,200	627,200	13.5%	1.0%
<i>Source: CCC R&P 2012 mid-year estimates & ONS 2001 & 2011 Census figures.</i>					
<i>Totals may not add due to rounding</i>					

- 1.14 The population of East Cambridgeshire is **84,700** (mid-2012 estimates, CCC). The pace of growth has slowed in recent years but the district remains the second fastest growing in Cambridgeshire in terms of population.

2.0 Authorities' Monitoring Report and the Local Planning Regulations 2012

Regulation 34(1) – Local Plans and Supplementary Planning Documents (SPD)

34. (1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) in relation to each of those documents—

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;

(ii) the stage the document has reached in its preparation; and

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

- 2.1 A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. East Cambridgeshire's current LDS was in adopted in July 2013. The first version was approved by Government Office in April 2005, and was followed by revisions in March 2006, February 2007, October 2009 and October 2011.
- 2.2 To meet regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS are as follows:
- Local Plan
 - Local Plan Review
- 2.3 The Local Plan will provide a new planning framework that will replace the East Cambridgeshire Core Strategy (2009) and saved parts of the East Cambridgeshire District Local Plan 2000 (for details of saved policies, see Appendix 1 of the Core Strategy).
- 2.4 To meet regulation 34(1) (b) (i) and (ii), the LDS sets out the following timetable for the proposed documents' production, together with the stage reached during the Monitoring period:

	Sustainability Scoping Report Consultation	Proposed Submission Consultation	Submission to SofS	Hearing	Adoption
Local Plan- LDS target	January 2011	February 2013	August 2013	November 2013	February 2014
Actual during Monitoring Period	-	Feb / March 2013	August 2013	February 2014	-
Proposed Local Plan Review	February 2016	November 2016	March 2017	June 2017	October 2017
Actual during Monitoring Period	Not commenced				

- 2.5 To meet regulation 34(1)(b)(iii), it is confirmed by the above table that the Local Plan preparation during the monitoring period did slip behind. The Local Plan was submitted in August 2013. However, the Inspector requested further consultation prior to hearing sessions commencing, thus delaying the start of hearings until February 2014. Full details are available on our website.
- 2.6 To meet regulation 34(1)(c), it is confirmed that no local plan was adopted in the Monitoring Period, however the following supplementary planning documents (SPDs) were adopted. These SPDs were included in the 2011 LDS.
- Supplementary Planning Document on Developer Contributions (May 2013)
 - Little Downham Conservation Area SPD (May 2013)
 - Sutton Conservation Area Appraisal SPD (May 2013)

Regulation 34(2) Non-Implementation of a Policy

34. (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) identify that policy; and

(b) include a statement of—

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

- 2.7 To meet Regulation 34(2), it is confirmed that all policies of the East Cambridgeshire Core Strategy (2009) and saved parts of the East Cambridgeshire District Local Plan 2000 (for details of saved policies, see Appendix 1 of the Core Strategy) will be implemented.

Regulation 34(3) – Net additional dwellings

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

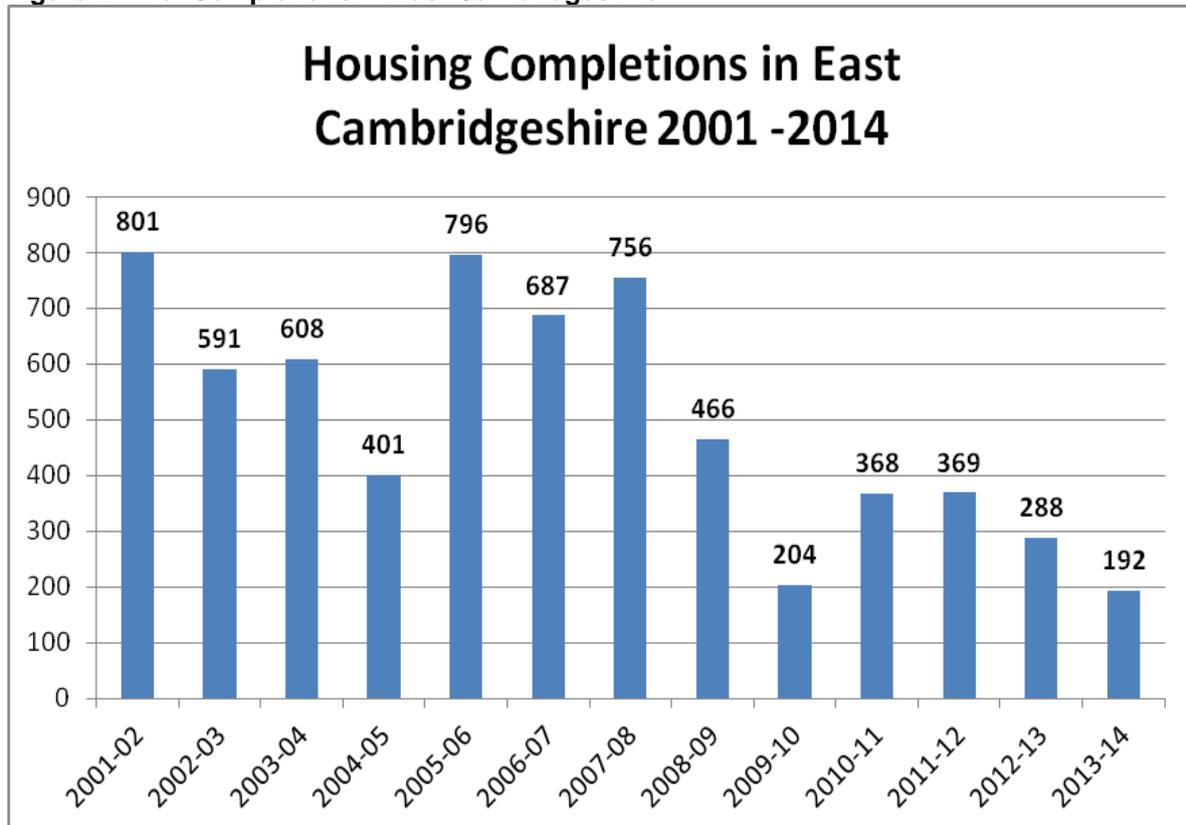
2.8 The delivery of new dwellings is a key focus for the Council. The adopted Core Strategy sets a target for 10,320 dwellings to be delivered within East Cambridgeshire from 2001-2025. Policy GROWTH 1 of the emerging Local Plan requires 11,700 dwellings to be provided in East Cambridgeshire over the Plan period 2011-2031. However, as the Local Plan has not been adopted in the monitoring period, the policies in the adopted Core Strategy will prevail in the meantime.

2.9 The adopted Core Strategy policy (CS2) makes provision for at least 5,688 new homes to be provided in the district between 2009 and 2025. This would equate to about 355 housing completions per annum until 2025.

Table 2 – East Cambridgeshire net completion totals

	2001 -02	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14
Completions	801	591	608	401	796	687	756	466	204	368	369	288	192
Cumulative	801	1392	2000	2401	3197	3884	4640	5106	5310	5678	6047	6335	6527

Figure 2 – Net Completions in East Cambridgeshire



2.10 For information purposes, the total gross completions (e.g. it makes no allowance for demolitions or replacement dwellings) were as follows:

Table 3 - East Cambridgeshire gross completion totals

	2001 -02	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14
Completions	819	614	636	440	844	730	827	494	251	394	394	308	211
Cumulative	819	1433	2069	2509	3353	4083	4910	5404	5655	6049	6443	6751	6962

- 2.11 The cumulative total and annual average completions since 2001 are set out in Table 4 below. The annual average has been consistently over 500 per annum since 2001. However, the adopted Core Strategy 2009 requires housing completion to be about 355 dwellings per annum.

Table 4 – Cumulative total and annual average

Year	Cumulative total	Annual Average	Cumulative total since adoption of Core Strategy 2009	Annual Average
2001/2002	801	801		
2002/2003	1392	696		
2003/2004	2000	667		
2004/2005	2401	600		
2005/2006	3197	640		
2006/2007	3884	647		
2007/2008	4640	663		
2008/2009	5106	638		
2009/2010	5310	590		
2010/2011	5678	568	368	368
2011/2012	6047	550	737	368
2012/2013	6335	528	1025	341
2013/2014	6527	502	1217	304

- 2.12 Table 5 below demonstrates that 138 net dwellings, or around 70% of total completions in 13/14, have come forward in the three market towns (Ely, Soham and Littleport). Over the last 13 years, the majority of development, specifically about 67%, has been in these three main towns.

Table 5 – Net Dwelling Completions by Settlement

	2013- 2014	2001- 2014
Ashley	0	18
Bottisham	0	150
Brinkley	0	3
Burrough Green	3	15
Burwell	7	304
Cheveley	2	114
Chippenham	1	11
Coveney	-1	7
Downham	2	146
Dullingham	8	30
Ely	38	2369
Fordham	3	100
Haddenham	2	129
Isleham	3	104
Kennett	0	19

Kirtling	0	10
Littleport	30	836
Lode	1	15
Mepal	0	122
Reach	0	8
Snailwell	0	10
Soham	70	1177
Stetchworth	-1	14
Stretham	11	101
Sutton	3	345
Swaffham Bulbeck	3	36
Swaffham Prior	0	12
Thetford	0	40
Wentworth	0	10
Westley Waterless	1	1
Wicken	2	28
Wilburton	2	89
Witcham	1	18
Witchford	1	88
Woodditton	0	48
Total East Cambridgeshire	192	6527

Gypsy and Traveller pitches

2.13 This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “area of land earmarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.” (Core Output Indicators - Update 2/2008).

2.14 Table 6 details the net total number of pitches that have been completed in each monitoring period since 2001. For a pitch to be considered completed it must be available for use. For the 2013/14 monitoring period there were no net additional pitches in East Cambridgeshire district.

Table 6 - Additional Pitches for Gypsies, Travellers and Travelling Showpeople

Additional Pitches for Gypsies, Travellers and Travelling Showpeople (Net)													
2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total
0	0	0	0	2	0	2	7	3	6	0	9	0	29

Affordable housing completions (Gross)

2.15 Table 7 sets out completions over the past 13 years.

2.16 Affordable housing is monitored as gross completions. Between 1 April 2013 and 31 March 2014 there were 24 affordable dwelling completions which represent approximately 11% of gross dwelling completions in that year.

2.17 The considerable increase in affordable housing during 2005 to 2008 no doubt contributed to high numbers of housing completions during these years. The decrease in affordable housing since 2009 onward is also reflected in total housing completions in East Cambridgeshire, with the lowest completions recorded in the 2013/14 monitoring year.

Table 7 – Affordable Housing Completions (Gross)

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total
Total Gross Completions (all homes)	819	614	636	440	844	730	827	494	251	394	394	308	211	6962
Affordable (Gross)	56	46	68	59	207	197	141	120	38	121	82	14	24	1173
Percentage Affordable	6.84 %	7.49 %	10.69 %	13.41 %	24.53 %	26.99 %	17.05 %	24.29 %	15.14 %	30.71 %	20.81 %	4.55 %	11.37 %	16.85 %

Housing densities

2.18 Table 8 below show that the average density of development has fluctuated over the years and peaked in 2010-11. It has generally been reducing since then. This could be due to government's removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. However, last year there was a slight increase in density to 39 dwellings per hectare in 2013-14.

Table 8 – Density of Completed Dwellings

Average Density of Completed Dwellings in East Cambridgeshire (Dwellings Per Hectare)	
2001-02	28
2002-03	37
2003-04	27
2004-05	35
2005-06	36
2006-07	39
2007-08	39
2008-09	42
2009-10	14
2010-11	65
2011-12	44
2012-13	34
2013-14	39
2001-14	37

Dwelling Size

2.19 As illustrated in Dwelling Sizes, in the 13/14 monitoring year approximately 75% of total dwelling completions (gross) were of 3 or 4+ Beds. This is higher than the overall average since 2001 of 65%.

Table 9 - Dwelling Sizes (based on gross completions)

	2001 -02	2002 -03	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09	2009- 10	2010- 11	2011- 12	2012 - 13	2013 -14	Total	% Total
1 Bed	49	22	32	21	117	61	47	59	20	51	35	14	10	538	7.72%
2 Bed	135	92	112	92	246	195	283	145	73	123	131	98	42	1767	25.37%
3 Bed	309	218	200	175	259	272	281	132	67	138	123	105	86	2365	33.96%
4+ Bed	321	271	287	146	217	186	185	133	82	75	101	83	72	2159	31.00%
Unknown	5	11	5	6	5	17	33	25	9	7	4	8	1	136	1.95%
Total	819	614	636	440	844	731	829	494	251	394	394	308	211	6965	

Housing Land Supply in East Cambridgeshire

2.20 The Council has published a separate report entitled East Cambridgeshire's Five Year Housing Land Supply Report showing how East Cambridgeshire is able to meet its five year land supply. The full report is available on our website here:
<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>

Regulation 34(4) – Neighbourhood Planning

34. (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.

2.21 To meet Regulation 34(4), East Cambridgeshire District Council confirms that no neighbourhood development orders or neighbourhood development plans have been made in the monitoring period.

Regulation 34(5) - Community Infrastructure Levy (CIL)

34. (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

2.22 East Cambridgeshire District Council introduced CIL in 2012 and the Charging Schedule (see below) was approved by the Council on 10 December 2012.

Development Type	CIL rate per square metre
Residential Zone A – Littleport and Soham	£40
Residential Zone B - Ely	£70
Residential Zone C – Rest of District	£90
Retail development(1) (A1/A2/A3/A4/A5) and sui generis uses akin to retail (eg petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

2.23 Regulation 62 of The Community Infrastructure Levy Regulations 2010 requires East Cambridgeshire District Council as a charging authority to prepare a report for the financial year. Section 4 of this regulation outlines information that should be included in the report. The table below provides the information required by the regulation for the 2013/14 financial year and in the left hand column reference is made the CIL Regulations 62 (3) and (4).

2013/14 Regulation 62 Reference	Description	Amount Collected/ Project Title
(3)	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year- (a) Development consistent with a relevant purpose has not commenced on the acquired land; or (b) The acquired land (in whole or in part has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of Regulations 73(9) has not been spent	n/a n/a
4(a)	Total CIL receipts for the reported year	£160,158.51
4(b)	Total CIL expenditure for the reported year	£0.00
4(c)(i)	The items of infrastructure to which CIL (including land payments) has been applied	n/a
4(c)(ii)	Amount of CIL expenditure on each item	£0.00
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00
4(c)(iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that Regulation	£8,007.92 5%
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A or 59B	£7,953.30
4(ca)(ii)	Any person under Regulation 59(4)	£0.00
4(cb)(i)	Summary details of the total receipts that Regulations 59E and 59F applied to- Ely City Council Soham Town Council	£1,281.00 £335.40

	Coveney Parish Council Sutton Parish Council	£1,196.10 £5,140.80
4(cb)(ii)	The items to which the CIL receipts that Regulations 59E and 59F applied have been applied Ely City Council Soham Town Council Coveney Parish Council Sutton Parish Council	n/a n/a n/a n/a
4(cb)(iii)	The amount of expenditure on each item Ely City Council Soham Town Council Coveney Parish Council Sutton Parish Council	£0.00 £0.00 £0.00 £0.00
4(cc)(i)	Total value of CIL receipts requested from each local council served with a notice under Regulation 59E	£0.00
4(cc)(ii)	Any funds not yet recovered from each local council at the end	£0.00

Regulation 34(6) – Duty to Cooperate

34. (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

Duty to Cooperate: Joint Plans or other applicable Strategies

2.24 It is confirmed that no joint plans or other applicable strategies were adopted or under preparation during the monitoring period.

Duty to Cooperate: Joint work on evidence documents on matters of strategic importance

Duty to Co-operate

- Statement of Co-operation agreed with Greater Cambs Local Nature Partnership April 2013
- Memorandum of Co-operation agreed with Cambridgeshire City Council and Peterborough City Council in June/July 2013
- Duty to Co-operate Statement published July 2013 - outlining Duty to Cooperate actions prior to submission of the Local Plan (included confirmation that East Cambs DC had fulfilled the duty from Suffolk and Norfolk local authorities)
- Cambridge City and South Cambridgeshire District Councils objected to Policy GROWTH 1 (at pre-submission stage) - however objections were subsequently resolved
- Full details of the above are available on our website.
<http://www.eastcambs.gov.uk/local-development-framework/local-plan-examination>

Other Items Reported on in this AMR

2.25 This section of the AMR sets out monitoring information on matters which the regulations do not expressly require to be monitored. However, such information is considered useful in decision making and future plan preparation.

Additional employment floor space

2.26 This indicator relates to the amount of additional floor space completed within the monitoring period.

2.27 A piece of secondary legislation groups types of use of premises into classes, so that no planning permission is required if a building is changed from one use to another within the same class. Employment Land for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories).

2.28 Table 10 shows the additional floor space created for employment in East Cambridgeshire over the period 01 April 1999 to 31 March 2014.

Table 10 - Additional Employment Floor space

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total
B1 – Unspecified	0	0	0	0	210	0	0	270	772	0	186	0	0	1,438
B1a – Offices	6,026	2,808	504	1,018	578	1,577	2,641	5,378	1,417	2,355	189	924	1,855	27,275
B1b – Research	1,984	0	0	0	322	0	0	2,115	0	0	0	0	1,020	5,441
B1c – Light Industry	18,784	3,104	5,978	990	1,088	3,500	446	472	326	456	1,262	780	2,100	39,286
B2 – General Industry	14,416	4,041	4,181	1,754	2,545	8,634	5,095	9,916	1,675	2,047	0	2,776	1,105	58,185
B8 – Storage and Distribution	23,378	6,918	1,612	2,479	17,149	7,930	1,319	1,891	7,619	0	3,912	632	3,666	78,505
Total	64,588	16,871	12,275	6,241	21,892	21,641	9,501	20,042	11,809	4,858	5,549	5,117	9,746	210,130

2.29 For the period 2013-14 a total of 9,746 sq.m. of additional employment floor space was created in East Cambridgeshire. This is nearly double the previous three years completions in employment floorspace.

Completed floor space for “town centre uses”

2.30 This information relates to the amount of floor space created for “town centre uses”. For the purposes of this indicator, the town centre is defined in policy CS5 (Retail and town centre uses) of the adopted Core Strategy 2009. The town centres of Ely, Soham and Littleport are targeted for growth and regeneration to create sustainable communities. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Overall, there has been a steady decline in “town centre uses” within town centre areas within East Cambridgeshire. Table 11 illustrates the steady decline in retail floorspace within the area defined as Town Centre.

Table 11 – Floor space available for “town centre uses” in town centre areas

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total
A1 Retail	5,010	-448	-180	-748	-312	-482	-137	-60	-73	88	-533	0	-264	1,861
A2 Financial Services	0	0	0	0	53	-199	156	93	90	-108	0	0	0	85
B1a Offices	0	-86	-110	-85	0	-375	-87	0	56	-77	-395	0	0	-1,159
D2 Assembly and Leisure	0	0	180	0	0	0	0	0	0	0	0	0	0	180
Total (m²)	5,010	-534	-110	-833	-259	-1,056	-68	33	73	-97	-928	0	-264	967

* A1 figures are for net tradable floor space (sales space). Floor space for the rest of the Uses Classes is gross

2.31 Below is brief summary of the changes taking place in each of the market towns.

- **Ely** has seen a net growth of 1,066sq.m. in town centre activities. Most of the changes have been in the retail sector as part of the Ely central area redevelopment in Newnham Street which accounted for new retail floorspace of 5,495 sq.m. There have been a considerable number of changes of shops to other uses – particularly beauty related, A2 offices and restaurants.
- Very little activity has taken place in **Littleport** town centre between 1999 and 2014.
- **Soham** has seen a loss of town centre floorspace between 1999 and 2014. There have been a number of small developments in Churchgate and the High Street – changes of use from retail to A2 offices and restaurants/cafes to residential.

2.32 Table 12 shows the total completed floor space across the whole district.

Table 12 Total Completed Floor Space in East Cambridgeshire Area

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total
A1 Retail	6,571	-8	923	452	-247	-1593	-176	-159	1	1203	4182	593	1368	13,110
A2 Financial Services	0	0	0	0	53	-34	298	625	-30	50	-103	-142	143	860
B1a Offices	5888	2468	394	254	918	268	1536	5356	783	2005	-271	-991	797	19,405
D2 Assembly and Leisure	0	0	180	1276	512	1066	156	241	242	-559	974	-615	2362	5,835
Total (m²)	12,459	2,460	1,497	1,982	1,236	-293	1,814	6,063	996	2,699	4,782	-1,155	4,670	39,210

* A1 figures are for net tradable floor space (sales space). Floor space for the rest of the Uses Classes is gross.

2.33 Tables 11 and 12 demonstrate that while there has been a little increase in floorspace within the market towns of 967 sq m between 1999 and 2014, there has been tremendous increase in floorspace in out of centre locations by nearly 40,000 sq m over the same period. Table 12 also shows that in 2013-14 monitoring year, there has been an increase of 4,670 sq.m. in all “town centre uses” types of floorspace uses across the district. However, during the same period there has been reduction of 264 sq.m. in A1 retail floorspace within town centres.

Environment Designated Sites and Renewable Energy

- 2.34 Appendix 1 contains a wealth of monitoring data relating to sites designated for environmental protection reasons, and renewable energy generation. All the information in this appendix is provided by Cambridgeshire & Peterborough Environmental Records Centre except for renewable energy generation (tables 33 and 34) which is provided by Cambridgeshire County Council.

Appendix 1 - Environmental Quality - Statutory Sites

European or International Designations

Special Areas of Conservation (SAC)

SACs are sites designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora). East Cambridgeshire contains three SACs:

Table 13 – East Cambridgeshire SAC

SAC Name	Total area (ha)	Area in district (ha)
Devils Dyke	8.25	6.02
Fenland	619.25	410.61
Ouse Washes	332.62	131.10

Cambridgeshire contains six SACs:

Table 14 - Cambridgeshire SAC

SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	66.55	66.55
Fenland	619.25	619.25
Nene Washes	86.19	78.95
Ouse Washes	332.62	234.02
Portholme	91.94	91.94

There has been no change in SACs in East Cambridgeshire or Cambridgeshire during 2013/14.

Special Protection Areas (SPA)

SPAs are sites designated under the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). East Cambridgeshire contains one SPAs:

Table 15 – East Cambridgeshire SPA

SPA Name	Total area (ha)	Area in district (ha)
Ouse Washes	2493.49	1524.95

Cambridgeshire contains two SPAs:

Table 16 – Cambridgeshire SPA

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1520.38	1343.26
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in East Cambridgeshire or Cambridgeshire during 2013/14.

Ramsar Sites

Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance.

East Cambridgeshire contains three Ramsar sites:

Table 17 – East Cambridgeshire Ramsar

Ramsar Name	Total area (ha)	Area in district (ha)
Chippenham Fen	112.42	112.42
Ouse Washes	2513.54	1524.66
Wicken Fen	255.04	255.04

Cambridgeshire contains five Ramsar sites:

Table 18 – Cambridgeshire Ramsar

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	112.42	112.42
Nene Washes	1520.18	1343.07
Ouse Washes	2513.54	1752.61
Wicken Fen	255.04	255.04
Woodwalton Fen	208.65	208.65

There has been no change in Ramsar sites in East Cambridgeshire or Cambridgeshire during 2013/14.

UK Designations

National Nature Reserves (NNR)

NNRs are designated by Natural England in England. East Cambridgeshire contains two NNRs:

Table 19 – East Cambridgeshire NNRs

NNR Name	Total area (ha)	Area in district (ha)
Chippenham Fen	112.42	112.42
Wicken Fen	249.20	249.20

Cambridgeshire contains six NNRs:

Table 20 – Cambridgeshire NNRs

NNR Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	112.42	112.42
Holme Fen	269.41	269.41
Monks Wood	156.27	156.27
Upwood Meadows	6.03	6.03
Wicken Fen	249.20	249.20
Woodwalton Fen	210.32	210.32

There has been no change in NNRs in East Cambridgeshire or Cambridgeshire during 2013/14.

Local Nature Reserves (LNR)

LNRs are designated by Natural England and the relevant local authority. They all have public access. East Cambridgeshire contains two LNRs:

Table 21 – East Cambridgeshire LNRs

LNR Name	Total area (ha)	Area in district (ha)
Isleham	1.12	1.12
Little Downham	6.59	6.59

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in East Cambridgeshire or Cambridgeshire during 2013/14.

The table below shows figures for LNR area per 1000 people in East Cambridgeshire. There has been a small increase in the population in East Cambridgeshire and no change in the area of land designated as LNR during 2013/14. There has been no significant change in the LNR area per 1000 people figure.

Table 22 – East Cambridgeshire LNRs Area per 1,000 people (ha)

	2013/14	2012/13
LNR area in East Cambridgeshire (ha)	7.71	7.71
Population in East Cambridgeshire*	85,400	85,100
LNR area per 1000 people (ha)	0.09	0.09

*Figures for population are mid-year estimates from the Office for National Statistics for 2013 and 2012 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2013/14, which has led to a slight decrease in the LNR area per 1000 people figure.

Table 23 – Cambridgeshire LNRs Area per 1,000 people (ha)

	2013/14	2012/13
LNR area in Cambridgeshire (ha)	211.25	211.25
Population in Cambridgeshire*	632,100	628,300
LNR area per 1000 people (ha)	0.33	0.34

*Figures for population are mid-year estimates from the Office for National Statistics for 2013 and 2012 respectively rounded to the nearest 100.

Sites of Special Scientific Interest (SSSI)

SSSIs are protected under the Wildlife and Countryside Act 1981. East Cambridgeshire contains 20 SSSIs:

Table 24 – East Cambridgeshire Sites of Special Scientific Interest (SSSI)

	2013/14	2012/13
Number of SSSIs	20	20
Total area of the SSSIs (ha)	3682.6	3682.6
Number of SSSI units in district	77	77
Total area of SSSI land in district (ha)	2367.2	2367.2

Cambridgeshire contains 87 SSSIs:

Table 25 – Cambridgeshire Sites of Special Scientific Interest (SSSI)

	2013/14	2012/13
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8512.6	8512.6
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7262.6	7262.6

There has been no change in SSSI numbers or area in East Cambridgeshire or Cambridgeshire during 2013/14.

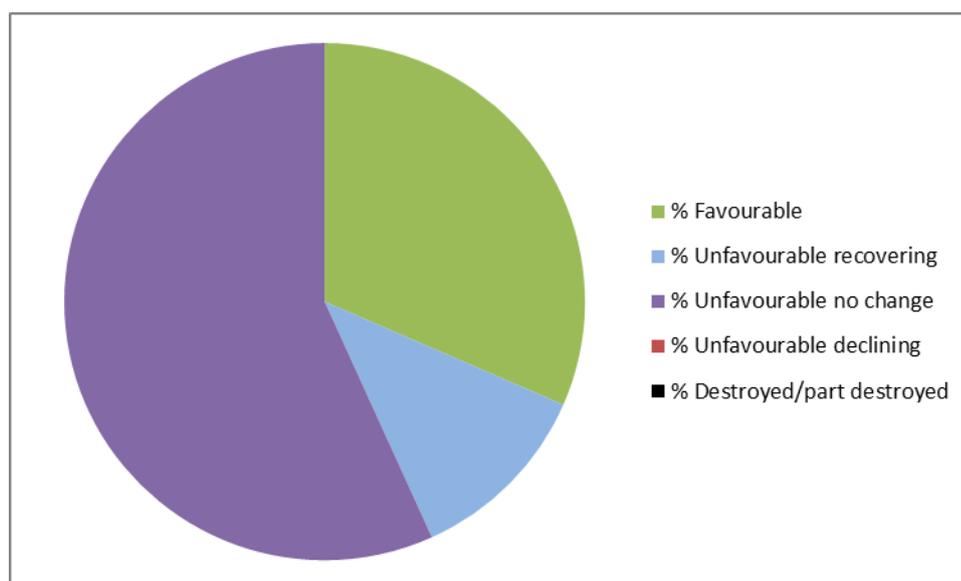
SSSI Condition Assessment

SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area.

Table 26 – SSSI Conditions in East Cambridgeshire

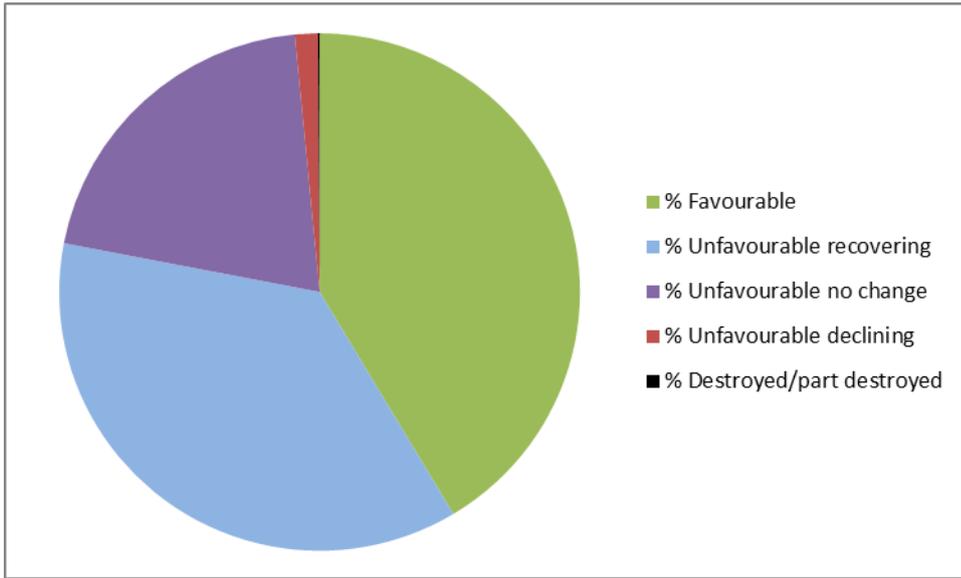
SSSI Condition in East Cambridgeshire	2013/14		2012/13	
	Area (ha)	%	Area (ha)	%
Favourable	746.4	31.5	746.4	31.5
Unfavourable recovering	277.2	11.7	277.2	11.7
Unfavourable no change	1343.6	56.8	1300.1	54.9
Unfavourable declining	0	0	43.6	1.8
Destroyed/part destroyed	0	0	0	0

There has been little significant change in the assessed condition of SSSI land in East Cambridgeshire during 2013/14. However, there is now no SSSI land assessed as unfavourable declining as this land has move to the unfavourable no change category.

Figure 3 – SSSI condition in East Cambridgeshire 2013/14**Table 27 – SSSI Conditions in Cambridgeshire**

SSSI Condition in Cambridgeshire	2013/14		2012/13	
	Area (ha)	%	Area (ha)	%
Favourable	3007.8	41.4	3001.8	41.3
Unfavourable recovering	2658.5	36.6	2642.1	36.4
Unfavourable no change	1485.9	20.5	1454.4	20.0
Unfavourable declining	103.2	1.4	157.1	2.2
Destroyed/part destroyed	7.1	0.1	7.1	0.1

Figure 4 – SSSI condition in Cambridgeshire 2013/14



Non-Statutory Sites

County Wildlife Sites (CWS) in East Cambridgeshire

County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership). CWSs have no statutory protection but are recognised in the planning system.

Table 28 – County Wildlife Sites (CWS) in East Cambridgeshire

CWSs in East Cambridgeshire	2013/14	Change 12/13 - 13/14
No. CWSs	81	0
Total area of the CWSs (ha)	1545.06	0
Total length of linear sites (km)*	167.58	0
Total area of CWS land in district (ha)	1537.08	0
Total length of linear sites in district (km)*	64.36	0

* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be "the river and adjacent semi-natural habitat".

There have been no changes to the boundaries or numbers of County Wildlife Sites in East Cambridgeshire in the period 2013/14.

CWSs and City Wildlife Sites (CiWS) are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197). This is the proportion of Local Sites where positive conservation management is being or has been implemented (Local Sites also include Regionally Important Geological and Geomorphological Sites although there are none of these in East Cambridgeshire).

Table 29 – Positive Conservation Management in East Cambridgeshire

	2013/14	Change 12/13 - 13/14
Total number of Local Sites in East Cambridgeshire used in analysis	81	0
Number of Local Sites in East Cambridgeshire where positive conservation management is being or has been implemented during the last five years	37	0
% sites where positive conservation management is being or has been implemented during the last five years	45.7%	0%

There has been no change in the percentage of sites deemed to be in positive conservation management during 2013/14.

Table 30 - County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire

CWSs in Cambridgeshire	2013/14	Change 12/13 – 13/14
No. CWSs	371	+3
Total area of the CWSs (ha)	5689.27	-8.19
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5650.75	-8.19
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2013/14	Change 12/13 – 13/14
No. CiWSs	50	-1
Total area of the CiWSs (ha)	164.74	-3.42
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	164.74	-3.42
Total length of linear sites in authority area (km)*	0	0

* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be "the river and adjacent semi-natural habitat".

Three new County Wildlife Sites have been selected in the period 2013/14. Two County Wildlife Sites have had their boundaries amended in the period 2013/14. One City Wildlife Site has been deleted in the period 2013/14.

Table 31 – New CWS and boundary amendments

Site Name	Change	Area (ha)
Conington Sidings	New CWS	19.42ha
Cottenham Moat	New CWS	0.87ha
Mere Way (south of Hardwick Wood)	New CWS	0.23ha
Sibson Flood Meadows	Minor boundary change to align northern boundary with river bank	+0.05ha
Whitemoor Marshalling Yard	Major boundary change to exclude areas recently developed and include areas with the greatest wildlife interest	-28.76ha
Trumpington Dismantled Railway CiWS	Deleted as the site is now the Cambridge Guided Busway	-3.42ha

Local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197) - Proportion of Local Sites where positive conservation management is being or has been implemented (includes Regionally Important Geological and Geomorphological Sites and Cambridge City Wildlife Sites).

Table 32 – Local Sites Conservation and Management

	2013/14	Change 12/13 - 13/14
Total number of Local Sites in Cambridgeshire used in analysis	420	+2
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	250	+8
% sites where positive conservation management is being or has been implemented during the last five years	59.5%	+1.6%

Sites affected by development

East Cambridgeshire

No designated sites have been significantly affected by development in the district in the year 2013/14.

Cambridgeshire

Fleam Dyke Pumping Station CWS been significantly affected by development in Cambridgeshire in the year 2013/14. There is an area of chalk grassland within this site which has been lost due to construction of a new building and associated infrastructure. However, this impact will be mitigated against by a translocation, management and monitoring programme within the site itself.

Renewable Energy Generation

This data looks at the energy generation capacity provided from renewable energy sources.

Table 33 – Installed renewable energy generation East Cambridgeshire

INSTALLED CAPACITY (MEGAWATTS)																	
EAST CAMBRIDGESHIRE	Pre 1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	Total
Wind	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0120	0.0000	0.0130	0.0100	0.0100	0.0000	0.0500	0.0110	0.1060
Biomass	0.0000	0.0000	0.0000	36.8500	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.6500	0.0055	2.4000	1.0000	40.9055
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.6600	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.6600
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0020	0.0000	0.0010	0.0000	0.0175	0.2048	5.6401	20.1660	17.0300	43.0614
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	36.8500	0.0000	0.0000	0.0000	0.6620	0.0120	0.0010	0.0130	0.0275	0.8648	5.6456	22.6160	18.0410	84.7329

Table 34 - Potential sites in East Cambridgeshire

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2014	
EAST CAMBRIDGESHIRE	Amount
Wind	0.0260
Biomass	3.5000
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	0.3698
Hydro-power	0.0000
Total	3.8958

Note: The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.