

East Cambridgeshire Authorities' Monitoring Report 2014-15

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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 is the Local Plan which was adopted in April 2015. This includes a vision for growth, strategic policies, identifies sites for development and the delivery of infrastructure. The Local Plan covers the period up to 2031. As this report covers the time period of 1 April 2014 to 31 March 2015, it therefore reports on a period before the Local Plan was adopted (April 2015). As such, the adopted Core Strategy (2009) and saved policies will continue to provide the statutory planning framework for this monitoring report.
- 1.3 The 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 2014 31 March 2015. 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, whilst 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 Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a minimum set of issues upon which to report matters.
- 1.5 The source of the information used in this report is from 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 2014 to 31 March 2015.

Key findings of the 2014/15 Monitoring Report

- 1.7 The following summarise the key findings of this AMR:
 - East Cambridgeshire Draft Local Plan during 2014/15 (the monitoring period), public examination finished and the Inspector submitted his report in March 2015. The Local Plan was due to be adopted by Full Council at its meeting in April 2015 (and it duly was).
 - Two proposals were completed in this monitoring year that contributed to generating 27.88 megawatts of solar renewable energy in East Cambridgeshire.
 - There was about 17,076 sq.m of additional business floor space created in the district in 2014/15; this was nearly 10,000 sq.m. more than the previous monitoring year;
 - There was a loss of 658 sq m of "town centre uses" in the district and this compared with the increase of 4,670 sq m the year before;
 - A continued downward trend of net dwelling completions, with just 163 completions over the year;
 - There were 19 affordable housing completions (gross) and this represents less than 11% of total completions.

Location

1.7 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 85,600 (mid-2013 estimates, Cambridgeshire County Council (CCC)). The district contains the city of Ely, two market towns, and 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.

Peterborough Fenland Norfolk East Huntingdonshire Suffolk Cambridgeshire Cambridge City Newmarket South Cambridgeshire

Figure 1 - The District of East Cambridgeshire

Detailed Spatial Portrait of East Cambridgeshire

1.8 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

Source: East Cambridgeshire Local Plan

- (population 20,600), whilst Soham (population 11,460) and Littleport (population 9,040) both serve more local catchments and have lower scales of commercial and retail provision.
- 1.9 The nearby city of Cambridge (population 128,000), 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.
- 1.10 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.
- 1.11 The district contains a number of sites of particular importance for biodiversity, including four internationally important wildlife sites at the Ouse Washes, Wicken Fen, Devil's Dyke 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

1.12 The table below sets out district and county wide information on population.

Table 1: Cambridgeshire and Districts population estimates mid-2013 Local Authority Area

	2011 census	2012 Mid- year estimate	2013 Mid- year estimate	% Change 2011-2013	% Change 2012-2013					
Cambridge City	123,900	126,500	128,000	3.3%	1.2%					
East	83,800	84,700	85,600	2.1%	1.1%					
Cambridgeshire										
Fenland	95,300	95,600	95,600	0.3%	0.0%					
Huntingdonshire	169,500	171,100	175,700	3.7%	2.7%					
South Cambridgeshire	148,800	149,300	150,200	0.9%	0.6%					
Cambridgeshire	621,200	627,200	635,100	2.2%	1.3%					
Source: CCC R&P 2013 mid-year estimates & ONS 2011 Census figures.										
Totals may not add o	Totals may not add due to rounding									

1.13 The population of East Cambridgeshire is **85,600** (mid-2013 estimates, CCC).

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 LDS that was in force during the monitoring period of this report (2014/15) was adopted in July 2013 (note: it has, post monitoring period, been updated again, in July 2015).
- 2.2 To meet regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS in force as at 31 March 2015 were as follows:
 - Local Plan
 - Local Plan Review
- 2.3 The aim of the "Local Plan" is to provide a new planning framework to replace the East Cambridgeshire Core Strategy (2009) and saved parts of the East Cambridgeshire District Local Plan 2000. The "Local Plan Review" would be a further and subsequent update of the "Local Plan".
- 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	Early consultation	Proposed Submission Consultation	Submission to SofS	Hearing	Adoption					
"Local Plan"	LDS (2013) target			February 2013	August 2013	November 2013	February 2014					
	Actual (up to 31 March 2015)-	-		Feb / March 2013	August 2013	February, June, November, 2014	Estimated April 2015					
"Local Plan Review"	LDS (2013) target	February 2016	April – June 2016	Nov 2016	March 2017	June 2017	October 2017					
	Actual (up to 31 March 2015)-		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, as scheduled. However, the Inspector requested further consultation prior to hearing sessions commencing, thus delaying the start of hearings until February 2014 and further hearings were held in June and November 2014. The Inspector's Report was published in March 2015 and he found the Local Plan to be 'sound' subject to making changes recommended by him. As at March 2015, it was estimated that the Local Plan will be adopted in April 2015 (which indeed was the case).
- 2.6 To meet regulation 34(1)(c), it is confirmed that no local plan was adopted in the Monitoring Period. It is also confirmed that the LDS did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced, and therefore, whilst some SPDs were adopted in the monitoring period, none were adopted which were stipulated in the LDS as being likely to be produced.

Regulation 34(2) Non-Implementation of a Policy

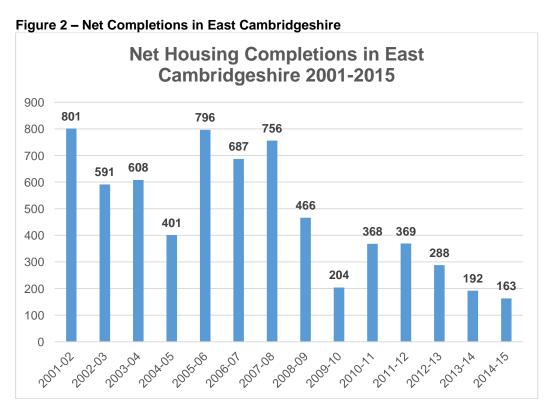
- 34. (2) Where a local planning authority is/are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—
 - (a) identify that policy; and
 - (b) include a statement of—
 - (i) the reasons why the local planning authority are not implementing the policy; 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. When the Local Plan is adopted (estimated April 2015), this will replace the Local Plan adopted in 2000 and the saved Core Strategy policies.

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. As at 31 March 2015, the adopted Core Strategy is the relevant plan which specifies housing requirements. The Core Strategy sets a target for 10,320 dwellings to be delivered within East Cambridgeshire from 2001-2025 (or 430pa).

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	2014 -15
Completions	801	591	608	401	796	687	756	466	204	368	369	288	192	163
Cumulative	801	1392	2000	2401	3197	3884	4640	5106	5310	5678	6047	6335	6527	6690
Average (full plan period)							477 per	annum						
Average (last 10 years)					429 per annum									
Average (last 5 years)					276 per annum									



2.9 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						2008 -09			2011 -12			2014 -15
Completions	819	614	636	440	844	730	827	494	251	394	394	308	211	182
Cumulative	819	1433	2069	2509	3353	4083	4910	5404	5655	6049	6443	6751	6962	7144

2.10 Table 4 below demonstrates that 116 net dwellings, or around 71% of total completions in 14/15, have come forward in the three market towns (Ely, Soham and Littleport). Over the last 14 years, the majority of development, specifically about 67%, has been in these three main parishes.

Table 4 - Net Dwelling Completions by Parish

	2014-2015	2001-2015			
Ashley	0	18			
Bottisham	0	150			
Brinkley	0	3			
Burrough Green	6	21			
Burwell	-1	303			
Cheveley	0	114			
Chippenham	0	11			
Coveney	1	7			
Downham	1	147			
Dullingham	0	30			
Ely	25	2394			
Fordham	2	102			
Haddenham	6	137			
Isleham	0	104			
Kennett	0	19			
Kirtling	0	10			
Littleport	45	881			
Lode	1	16			
Mepal	0	122			
Reach	0	8			
Snailwell	0	10			
Soham	46	1223			
Stetchworth	-1	13			
Stretham	4	105			
Sutton	9	354			
Swaffham Bulbeck	2	38			
Swaffham Prior	0	12			
Thetford	0	40			
Wentworth	0	10			
Westley Waterless	0	1			
Wicken	5	33			

Total East Cambridgeshire	163	6690		
Woodditton	0	48		
Witchford	0	88		
Witcham	0	17		
Wilburton	12	101		

Gypsy and Traveller pitches

- 2.11 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).
- 2.12 Table 5 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 2014/15 monitoring period there were 12 additional pitches in East Cambridgeshire district. Nine of these pitches are outside Wilburton and the other three are located near Littleport.

Table 5 - Additional Pitches for Gypsies, Travellers and Travelling Showpeople

	Additional Pitches for Gypsies, Travellers and Travelling Showpeople (Net)													
2001 -02	land the second													
0	0	0	0	2	0	2	7	3	6	0	9	0	12	41

Affordable housing completions (Gross)

- 2.13 Table 6 sets out completions over the past 14 years.
- 2.14 Affordable housing is monitored as gross completions. Between 1 April 2014 and 31 March 2015 there were 19 affordable dwelling completions which represent approximately 11% of gross dwelling completions in that year, similar to the previous year.
- 2.15 The considerable increase in affordable housing during 2005 to 2008 no doubt reflected the high numbers of housing completions during these years.

Table 6 – 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	201 4-15	Total
Total Gross Completions (all homes)	819	614	636	440	844	730	827	494	251	394	394	308	211	182	7144
Affordable (Gross)	56	46	68	59	207	197	141	120	38	121	82	14	24	19	1192
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%	10.44 %	16.7%

Housing densities

2.16 Table below shows that the average density of development has fluctuated over the years. It has generally been relatively low in recent years, possibly due to government's removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. In 2014/15, it was slightly below long term average (33dph, compared with the 2001-15 average of 36dph).

Table 7 – 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							
2014-15	33							
2001-15	36							

Dwelling Size

2.17 As illustrated in table 8 Dwelling Sizes, in the 14/15 monitoring year approximately 65% of total dwelling completions (gross) were of 3 or 4+ Beds. This is lower than in 2001 when it was nearly 77%.

Table 8 - 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	2014 15	Total	% Total
1 Bed	49	22	32	21	117	60	47	59	20	51	35	14	10	32	569	8.0%
2 Bed	135	92	112	92	246	195	283	145	73	123	131	98	42	36	1803	25.2%
3 Bed	309	218	200	175	259	272	281	132	67	138	123	105	86	49	2414	33.8%
4+ Bed	321	271	287	146	217	186	183	133	82	75	101	83	72	55	2212	31.0%
Un- known	5	11	5	6	5	17	33	25	9	7	4	8	1	10	146	2.0%
Total	819	614	636	440	844	730	827	494	251	394	394	308	211	182	7144	

Housing Land Supply in East Cambridgeshire

2.18 The Council publishes a separate report entitled East Cambridgeshire's Five Year Housing Land Supply Report showing how East Cambridgeshire is able or not to meet its five year land supply. The latest report is made available on our website, though it is due for republication soon. It should also be noted that during 2015, an Inspector into a planning application at Witchford found the council could not demonstrate a five year land supply. http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report

Regulation 34(4) - Neighbourhood Planning

- 34. (4) Where a local planning authority has/have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.
- 2.19 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2014/15, no neighbourhood development order or neighbourhood development plan was made ('adopted') application for the designation of the Neighbourhood Area for Sutton Parish was approved by Full Council at its meeting on 8 January 2015.

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 adopted a CIL Charging Schedule (see below) 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 2014/15 financial year and in the left hand column reference is made to the CIL Regulations 62 (3) and (4). More details on CIL and how it has been spent can be found on the council's website.

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	£470,522.50
4(b)	Total CIL expenditure for the reported year	£0.00

4/0\/;\	The items of infrastructure to 1111 Off	- /a
4(c)(i)	The items of infrastructure to which CIL	n/a
4(c)(ii)	(including land payments) has been applied Amount of CIL expenditure on each item	£0.00
4(c)(iii)	Amount of CIL experience on each item Amount of CIL applied to repay money	£0.00
4(C)(III)	borrowed, including any interest, with details	20.00
	of the infrastructure items which that money	
	was used to provide (wholly or in part)	
4(c)(iv)	Amount of CIL applied to administrative	£23,526.12
.(0)()	expenses pursuant to Regulation 61, and that	5%
	amount expressed as a percentage of CIL	
	collected in that year in accordance with that	
	Regulation	
4(ca)(i)	Amount of CIL passed to any local council	£38,548.01
	under Regulation 59A or 59B	
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-	
	Chippenham Parish Council	£1,552.13
	Fordham Parish Council	£1,332.53
	Haddenham Parish Council	£3,556.62
	Isleham Parish Council	£1,214.26
	Littleport Parish Council	£22,381.88
	Soham Town Council	£968.68
	Stetchworth Parish Council Stretham Parish Council	£2,577.68 £729.16
	Swaffham Bulbeck Parish Council	£2,267.40
	Wilburton Parish Council	£1,967.67
4(cb)(ii)	The items to which the CIL receipts that	21,907.07
4(CD)(II)	Regulations 59E and 59F applied have been	
	applied	
	Ely City Council	n/a
	Soham Town Council	n/a
	Coveney Parish Council	n/a
	Sutton Parish Council	n/a
	Chippenham Parish Council	Repainting the village hall
	Fordham Parish Council	n/a
	Haddenham Parish Council	Play equipment at Aldreth
	Isleham Parish Council	n/a
	Littleport Parish Council	n/a
	Stetchworth Parish Council	n/a
	Stretham Parish Council	n/a
	Swaffham Bulbeck Parish Council	n/a
4/ab\/:::\	Wilburton Parish Council	n/a
4(cb)(iii)	The amount of expenditure on each item Ely City Council	£0.00
	Soham Town Council	£0.00
	Coveney Parish Council	£0.00
	Sutton Parish Council	£0.00
	Chippenham Parish Council	£1,552.13
	Fordham Parish Council	£0.00
	Haddenham Parish Council	£2,055.40
	Isleham Parish Council	£0.00
	Littleport Parish Council	£0.00
	Stetchworth Parish Council	£0.00
	Stretham Parish Council	£0.00
	Swaffham Bulbeck Parish Council	£0.00
	Wilburton Parish Council	£0.00
4(cc)(i)	Total value of CIL receipts requested from	£0.00
	each local council served with a notice under	
	Regulation 59E	
4(cc)(ii)	Any funds not yet recovered from each local	£4,560.27
	council at the end of the reported year	(Wicken Parish Council- at the
		<u>I</u>

		request of the Parish)
4(d)(i)	Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which Regulation 59E or 59F applied	£408,448.37
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which Regulation 59E or 59F applied	£144,197.28
4(d)(iii)	CIL receipts for the reported year to which Regulation 59E or 59F applied retained at the end of the reported year Chippenham Parish Council Haddenham Parish Council Fordham Parish Council Isleham Parish Council Littleport Parish Council Soham Town Council Stetchworth Parish Council Stretham Parish Council Stretham Parish Council Swaffham Bulbeck Parish Council Wilburton Parish Council	£0.00 £1.501.22 £1,332.53 £1,214.26 £14,435.01 £968.68 £2,577.68 £729.16 £2,267.40 £1,967.67
4(d)(iv)	CIL receipts from previous years to which Regulation 59E or 59F applied retained at the end of the reported year City of Ely Council Soham Town Council Coveney Parish Council Sutton Parish Council	£1,281.00 £335.40 £1,196.10 £5,140.80
4(e)	In relation to any infrastructure payments accepted by the District Councili) Items of infrastructure to which the infrastructure payments relate, ii) The amount of CIL to which each item of infrastructure relates	n/a £0.0

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 2014/15.

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

2.25 It is confirmed that no joint work on evidence documents on matters of strategic importance were undertaken during the monitoring period 2014/15

Other Items Reported on in this AMR

2.26 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

- 2.27 This indicator relates to the amount of additional floor space completed within the monitoring period.
- 2.28 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).
- 2.29 Table 9 shows the additional floor space created for employment in East Cambridgeshire over the period 01 April 1999 to 31 March 2015.

Table 9 - 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	2014- 15	Total
B1 – Unspecifie d	0	0	0	0	210	0	0	270	772	0	186	0	0	0	1,438
B1a – Offices	6,026	2,808	504	1,018	1,293	1,577	2,641	5,378	1,417	2,355	368	929	1,896	544	28,754
B1b – Research	1,984	0	0	0	322	0	0	2,115	0	0	0	0	1,020	104	5,545
B1c – Light Industry	18,784	3,104	5,978	990	1,088	3,500	446	472	326	456	1,262	780	2,100	475	39761
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	2,643	60,828
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	1,653	13,310	89,802
Total	64,588	16,871	12,275	6,241	22,607	21,641	9,501	20,042	11,809	4,858	5,728	5,117	7,774	17,076	209,052

2.30 For the period 2014-15 a total of 17,076 sq.m. of additional employment floor space was created in East Cambridgeshire. This is nearly 10,000 sq.m. more than the previous year completions in employment floorspace. It is mostly accounted for a large increase in B8 storage and distribution, especially at Fordham Road, near Newmarket.

Completed floor space for "town centre uses"

2.31 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 10 illustrates the steady decline in retail floorspace within the area defined as Town Centre.

Table 10 - 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	2014-15	Total
A1 Retail	5,010	-448	-180	-748	-312	-482	-137	-60	-73	88	-533	0	-264	-425	1,436
A2 Financial Services	0	0	0	0	53	-199	156	93	90	-108	0	0	0	0	85
B1a Offices	0	-86	-110	-85	0	-375	-87	0	56	-77	-395	0	0	0	-1,159
D2 Assembly and Leisure	0	0	180	0	0	0	0	0	0	0	0	0	0	0	180
Total (m ²)	5,010	-534	-110	-833	-259	-1,056	-68	33	73	-97	-928	0	-264	-425	542

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

- 2.32 Below is brief summary of the changes taking place in each of the market towns.
 - Ely has seen a net loss of -3,913 sq.m. in town centre activities since 1999. 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, but there has been a considerable number of changes of shops to other uses particularly beauty related, A2 offices and restaurants and this has resulted in overall net loss in 'town centre uses' floorspace.
 - Very little activity has taken place in **Littleport** town centre between 1999 and 2015.
 - **Soham** has seen a loss of town centre floorspace between 1999 and 2015. 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.
- 2.33 Table 11 shows the total completed floor space across the whole district.

Table 11 Total Completed Floor Space in East Cambridgeshire Area

	1999-02	2002-03	2003-04	2004-05	2005-06	2009-07	80-2002	60-8002	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Total
A1 Retail	6,571	-8	923	452	-247	-1593	-176	-159	1	1203	4182	593	1368	276	13,386
A2 Financial Services	0	0	0	0	53	-34	298	625	-30	50	-103	-142	127	0	844
B1a Offices	5888	2468	394	254	918	268	1536	5356	783	2005	-271	-991	797	-341	19,064
D2 Assembly and Leisure	0	0	180	1276	512	1066	156	241	242	-559	974	-615	2362	-593	5,242
Total (m ²)	12,459	2,460	1,497	1,982	1,236	-293	1,814	6,063	996	2,699	4,782	-1,155	4,670	-658	38,552

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

2.34 Tables 10 and 11 demonstrate that while there has been little increase in floorspace within the 'town centres' of market towns of 542 sq m between 1999 and 2015, there has been tremendous increase in floorspace of 'town centre uses' in out of centre locations, of nearly 40,000 sq m over the same period. Table 11 also shows that in 2014-15 monitoring year, there was a slight decrease of 658 sq.m. in all "town centre uses" types of floorspace uses across the district. During the same period there was also a reduction of 425 sq.m. in A1 retail floorspace within town centres.

Environment Designated Sites and Renewable Energy

2.35 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 12 - 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 13 - 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 2014/15.

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 SPA:

Table 14 - East Cambridgeshire SPA

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

Cambridgeshire contains two SPAs:

Table 15 - 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 2014/15.

Ramsar Sites

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

East Cambridgeshire contains three Ramsar sites:

Table 16 - 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 17 - 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 2014/15.

UK Designations

National Nature Reserves (NNR)

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

Table 18 - 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 19 - Cambridgeshire NNRs

1 4 10 10 10 10 10 10 10 10 10 10 10 10 10		
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 2014/15.

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 20 - East Cambridgeshire LNRs

NNR 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 2014/15.

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 2014/15. There has been no significant change in the LNR area per 1000 people figure.

Table 21 – East Cambridgeshire LNRs Area per 1,000 people (ha)

	2014/15	2013/14
LNR area in East Cambridgeshire (ha)	7.71	7.71
Population in East Cambridgeshire*	86,700	85,400

LNR area per 1000 people (ha)	0.09	0.09

^{*}Figures for population are mid-year estimates from the Office for National Statistics for 2014 and 2013 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 2014/15. There has been no significant change in the LNR area per 1000 people figure.

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

	2014/15	2013/14
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	639,800	632,100
LNR area per 1000 people (ha)	0.33	0.33

^{*}Figures for population are mid-year estimates from the Office for National Statistics for 2014 and 2013 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 23 - East Cambridgeshire Sites of Special Scientific Interest (SSSI)

	2014/15	2013/14
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 24 – Cambridgeshire Sites of Special Scientific Interest (SSSI)

-	2014/15	2013/14
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 2014/15.

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 25 - SSSI Conditions in East Cambridgeshire

SSSI Condition in East Cambridgeshire	2014/15		2013	3/14
	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	1343.6	56.8
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

There has been little significant change in the assessed condition of SSSI land in East Cambridgeshire during 2014/15. The majority of SSSI land is deemed to be in the 'Unfavourable no change' category.

Figure 3 – SSSI condition in East Cambridgeshire 2014/15

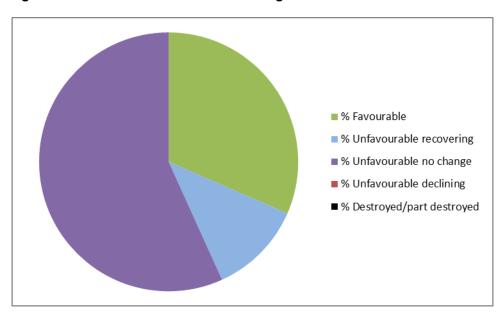
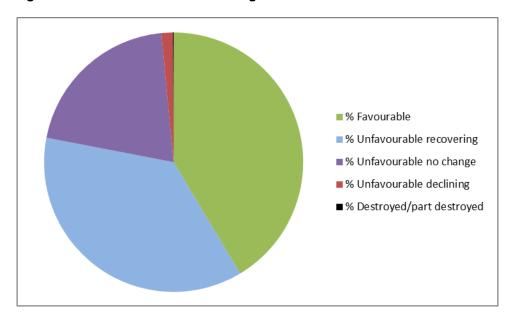


Table 26 - SSSI Conditions in Cambridgeshire

SSSI Condition in Cambridgeshire	2014/15		201	13/14
	Area (ha)	%	Area (ha)	%
Favourable	3007.8	41.4	3007.8	41.4
Unfavourable recovering	2658.5	36.6	2658.5	36.6
Unfavourable no change	1485.9	20.5	1485.9	20.5
Unfavourable declining	103.2	1.4	103.2	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1

Figure 4 - SSSI condition in Cambridgeshire 2014/15



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 27 - County Wildlife Sites (CWS) in East Cambridgeshire

CWSs in East Cambridgeshire	2014/15	Change 13/14 - 14/15
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 2014/15.

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 Local Geological Sites although there are none of these in East Cambridgeshire).

Table 28 - Positive Conservation Management in East Cambridgeshire

	2014/15	Change 13/14 - 14/15
Total number of Local Sites in East	81	0
Cambridgeshire used in analysis	01	0
Number of Local Sites in East Cambridgeshire where positive conservation management is being or has been implemented during the last five years	29	-8
% sites where positive conservation management is being or has been implemented during the last five years	35.8%	-9.9%

There has been a significant decrease in the percentage of sites deemed to be in positive conservation management during 2014/15. Six of the eight sites which changed in score from 1 to 0 were woodlands where there is now no evidence of Woodland Grant Schemes being in place. The overall score is relatively low in part because of the lack of surveys on County Wildlife Sites in East Cambridgeshire in recent years, leading to a lack of evidence. The trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.

Figure 5 - SDL160 Score in East Cambridgeshire 2008-2015

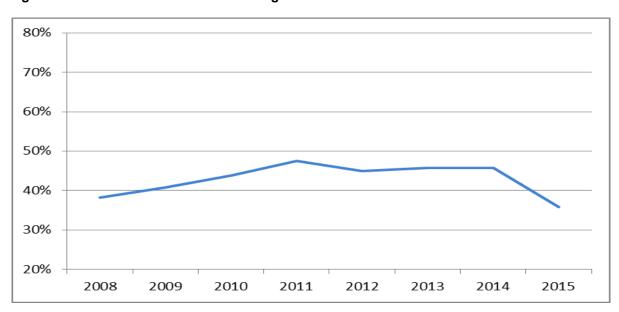


Table 29 - County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire

CWSs in Cambridgeshire	2014/15	Change 13/14 - 14/15				
No. CWSs	370	-1				
Total area of the CWSs (ha)	5687.63	-1.64				
Total length of linear sites (km)*	267.86	0				
Total area of CWS land in authority area (ha)	5649.11	-1.64				
Total length of linear sites in authority area (km)*	240.46	0				

CiWSs in Cambridgeshire	2014/15	Change 13/14 - 14/15
No. CiWSs	50	0
Total area of the CiWSs (ha)	164.74	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	164.74	0
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".

One new County Wildlife Site has been selected in the period 2014/15. Five County Wildlife Sites have had their boundaries amended in the period 2014/15. Two County Wildlife Sites have been deleted from the register in the period 2014/15.

Table 30 - New CWS and boundary amendments

Site Name	Change	Area (ha)
Hoffer Brook Pollard Willows (North)	New CWS	+3.56ha
Shelford - Haverhill Disused Railway (Linton)	Minor boundary reduction to adjust to fence line	-0.04ha
Cambridge - Bedford Disused Railway (Longstowe)	Minor boundary reduction to adjust to fence line	-0.02ha
Buckden Gravel Pits	Minor boundary reduction to remove area with marina chalets	-0.34ha
Coton Path Hedgerow	Significant boundary change informed by survey in 2014	+0.41ha
Hedgerows East of M11	Significant boundary change informed by survey in 2014	+1.31ha
Manea Pit	Deleted due to significant decline in interest for which the site was selected (aquatic plant communities)	-5.36ha
Bromholme Ballast Pit	Deleted as no longer meets criteria (site converted to fishing lake)	-1.16ha

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 (also includes Local Geological Sites and Cambridge City Wildlife Sites).

Table 31 - Local Sites Conservation and Management

	2014/15	Change 13/14 - 14/15
Total number of Local Sites in Cambridgeshire used in analysis	419	-1
Number of Local Sites in Cambridgeshire where positive conservation management is being or has been implemented during the last five years	235	-15
% sites where positive conservation management is being or has been implemented during the last five years	56.1%	-3.4%

Sites affected by development

East Cambridgeshire

One designated site has been significantly affected* by development in the district in the year 2014/15. At Fore Mill Wash, Ely, development of a new boathouse and associated infrastructure for Cambridge University has started within the River Great Ouse County Wildlife Site on an area of the previously undeveloped southern flood plain. The development footprint within the County Wildlife Site is approximately 4.7 hectares.

Explanatory Notes

The information provided in this document has been produced to fulfil requirements regarding the biodiversity element of monitoring local plans, with the aim of monitoring changes in biodiversity and the impact of development on biodiversity within the relevant local authority area.

^{*} Please refer to explanatory notes

To ensure consistency with previous reports and to allow comparison this report has been prepared to provide largely the same set of information as previous years. The contents of this report and some of the methods used in its preparation are summarised below.

In all cases in this report figures for the district are shown next to figures for the administrative county of Cambridgeshire for comparison.

The report contains information on the status of, and changes to statutory and non-statutory designated sites (sites recognised for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance).

Tables 12 to 26 show information on the status of statutory designated sites with any changes since the previous reporting year noted. Tables 25 and 26 show the condition of Sites of Special Scientific Interest in terms of unit area. SSSI units are compartmentalised areas of SSSIs, which are monitored by Natural England and given an assessment of their condition in terms of their 'favourability'.

Tables 29 to 31 provide information on the status of non-statutory designated sites including County Wildlife Sites. This section includes information relating to the local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197) - the proportion of Local Sites where positive conservation management has been or is being implemented.

Last section shows information on sites that have been 'affected by development' in the year 2014/15. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

'Significantly affected' refers to situations where the integrity of site has been impacted to such an extent to compromise the reasons for which the site was designated originally and/or to result in a possible future boundary change. This consultation has been undertaken, if necessary, with relevant individuals representing organisations within the Cambridgeshire and Peterborough County Wildlife Sites Group. This section primarily refers to sites which have been newly affected by development in the monitoring year - ongoing development within sites is not always mentioned here.

Renewable Energy Generation

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

Table 32 – 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- 2013	2013- 2014	2014- 2015	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	0.0000	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	0.0000	40.9055
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.66	0.0000	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	0.0000
Photovoltaic	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0020	0.0000	0.001	0.0000	0.0175	0.2090	6.6869	20.9965	17.9703	27.8798	73.7630
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	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	0.8690	6.6924	23.4465	18.9813	27.8798	115.4345

Two proposals were completed in this monitoring year that contributed to the increase in renewable energy generation in East Cambridgeshire. The first was the installation of a 27.2 MW Solar Farm in Burwell and the second much smaller development consisting of ground mounted solar PV Array in Ely Business Park.

Table 33 - 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	32.7570					
Hydro-power 0.000						
Total	36.2830					

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.