



East Cambridgeshire
District Council

**East Cambridgeshire
Authorities' Monitoring Report
2016-17**

Strategic Planning
East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
Cambs
CB7 4EE
Telephone: 01353 665555
Email: planningpolicy@eastcambs.gov.uk
It can also be viewed on our website at:

<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. This is the second report to cover a period of the adopted Local Plan (April 2015).
- 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 2016 – 31 March 2017. 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 Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a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 Business Intelligence (Research) Team unless otherwise stated.

Period Covered

- 1.6 This AMR covers the period **1 April 2016 to 31 March 2017**.

Key findings of the 2016/17 Monitoring Report

- 1.7 The following summarises the key findings of this AMR:
 - The 2015 Local Plan remained the main policy document for decision making during the monitoring period, and CIL continued to be operated.
 - A new Local Plan (to supersede the 2015 Local Plan) continued its preparation. During 2016/17 (the monitoring period), the Further Draft Local Plan was consulted upon during January-February 2017.
 - 234 dwellings (net) were completed in 2016/17 in East Cambridgeshire and this represents an increase of 29% from the previous year completions (2015/16).
 - There was 1 additional travelling showpeople's plot completed in East Cambridgeshire in this monitoring period. This was near to Wilburton on a greenfield site.
 - 11 affordable dwellings were completed which represent approximately 4.47% of gross dwelling completions in this monitoring year, less than the previous year.
 - A total of 23,826 sq.m. of additional gross employment floor space was created in East Cambridgeshire. This was an increase of nearly 5,000 sq.m. compared with the previous year.

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 86,300 (mid-2015 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.

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 20,720), whilst Soham

(population 11,970) and Littleport (population 9,230) both serve more local catchments and have lower scales of commercial and retail provision.

- 1.10 The nearby city of Cambridge (population 132,130) exerts a significant influence over the whole district as a major economic, social and cultural centre. 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 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 81 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 district and county wide information on population

Table 1: Cambridgeshire and Districts population estimates by districts mid 2011 to mid 2015 by Local Authority Area

	Mid-2011 estimate	Mid-2012 estimate	Mid-2013 estimate	Mid-2014 estimate	Mid-2015 estimate	% Change mid-2011 to mid-2015	% Change mid-2014 to mid-2015
Cambridge	124,350	125,480	127,050	130,250	132,130	6.3%	1.4%
East Cambridgeshire	84,100	84,710	85,280	85,740	86,300	2.6%	0.7%
Fenland	95,870	96,420	97,240	97,880	99,170	3.4%	1.3%
Huntingdonshire	170,470	171,950	172,880	174,540	176,050	3.3%	0.9%
South Cambridgeshire	149,390	150,190	150,550	152,350	154,660	3.5%	1.5%
Cambridgeshire	624,180	628,750	633,000	640,760	648,310	3.9%	1.2%

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2015 population estimates

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. An East Cambridgeshire's LDS was adopted in July 2015 and was in force during the monitoring period of this report (*Note: an updated LDS was published in October 2017, but this is post the monitoring period and therefore not reported on in this AMR*). The LDS (2015) is available to view on our website, along with a 'Live' update table which is updated every month: (<http://www.eastcambbs.gov.uk/local-development-framework/monitoring-and-local-development-scheme>). To meet regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS (2015) was only one item: 'East Cambridgeshire Local Plan'. To meet regulation 34(1) (b) (i) and (ii), the LDS (2015) sets out the following timetable for the proposed documents' production, together with the stage reached during the monitoring period:

		Sustainability Scoping Report Consultation	Early Consultations	Proposed Submission Consultation	Submission to S of S	Hearing	Adoption
"East Cambridgeshire Local Plan"	LDS (2015) target	September 2015	Feb-March 2016, Aug-October 2016	Feb-March 2017	May 2017	Sept-October 2017	February 2018
	Actual	December 2015	Feb-March 2016, Jan –February 2017	Not undertaken in monitoring period 2016/17			

- 2.2 To meet regulation 34(1)(b)(iii), it is confirmed by the above table that the "East Cambridgeshire Local Plan" preparation during the monitoring period remained generally on track. During this monitoring period, we consulted on the Further Draft Local Plan and considered all the comments with a view to preparing Proposed Submission draft for consultation at the end of 2017. It took longer to prepare (and subsequently consult on) a Further Draft version of the Local Plan mainly due to number of sites submitted for consideration, preparing supporting documents and fitting in with the Full Council meeting cycle. To meet regulation 34(1)(c), no further document specified in the LDS was adopted in the period April 2016 and March 2017.
- 2.3 It is also confirmed that the LDS (2015) did not stipulate any Supplementary Planning Documents (SPDs) that were 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 is not implementing the policy; and

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

2.4 To meet Regulation 34(2), it is confirmed that all policies of the adopted East Cambridgeshire Local Plan (2015) are/will be implemented. When the current Local Plan is completed, this will replace policies in the Local Plan adopted in 2015.

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

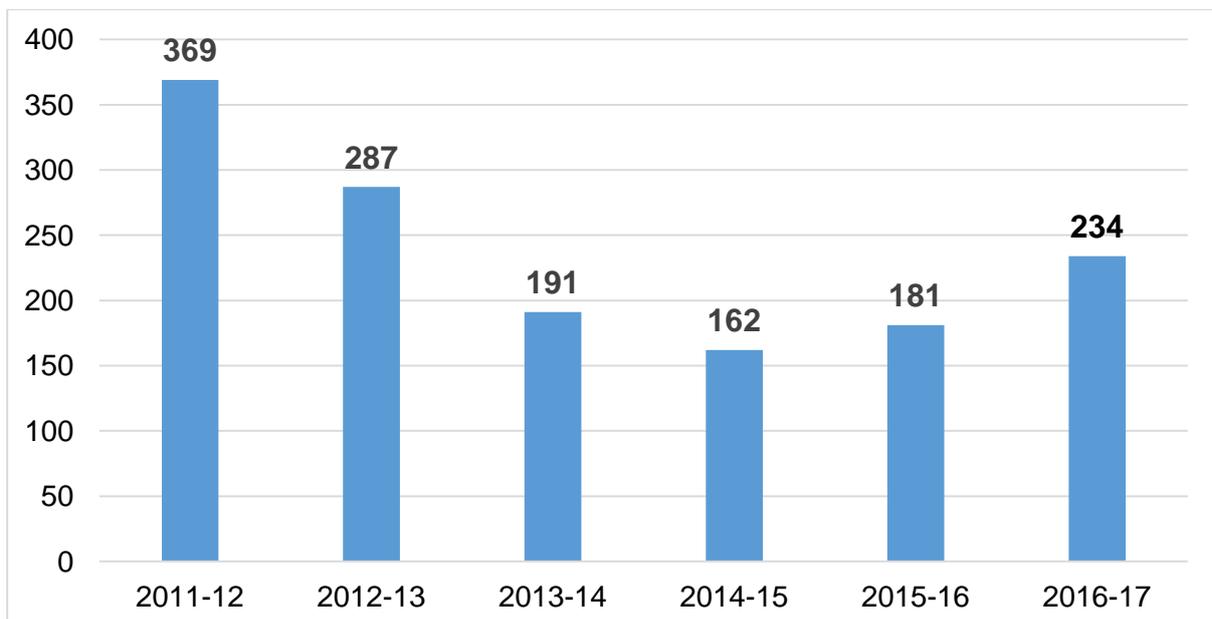
(b) since the policy was first published, adopted or approved.

2.5 The delivery of new dwellings is a key focus for the Council. As at 31 March 2017, the adopted Local Plan (2015) is the relevant plan which specifies housing requirements. The Local Plan sets a target for 11,500 dwellings to be delivered within East Cambridgeshire from 2011-2031 (or 575 dwellings per annum).

Table 2 – East Cambridgeshire Net Housing Completions

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Completions	369	287	191	162	181	234
Cumulative	369	656	847	1009	1190	1424
Average (last 6 years)	237					

Figure 2 – Net Completions in East Cambridgeshire 2011-17



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

Table 3 – Gross Housing Completions in East Cambridgeshire

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Completions	394	307	208	181	203	246
Cumulative	394	701	909	1090	1293	1539

- 2.7 Table 4 below demonstrates that 93 net dwellings, or around 40% of total completions in 16/17, have come forward in the parishes home to the three market towns (Ely, Soham and Littleport). Over the last 15 years, the majority of development, specifically about 65%, has been in these three main parishes.

Table 4 – Net Dwelling Completions by Parish

	2016-2017	2002-2017
Ashley	1	19
Bottisham	27	156
Brinkley	0	4
Burrough Green	1	21
Burwell	13	301
Cheveley	4	114
Chippenham	3	17
Coveney	1	2
Covington	0	7
Downham	13	150
Dullingham	1	28
Ely	12	1,962
Fordham	2	106
Haddenham	5	153
Isleham	8	114
Kennett	0	16
Kirtling	0	11
Thetford	1	41
Littleport	36	903
Lode	0	14
Mepal	0	37
Reach	0	7
Snailwell	0	10
Soham	45	1,240
Stetchworth	0	120
Stretham	1	5
Sutton	15	346
Swaffham Bulbeck	0	46
Swaffham Prior	7	36
Wentworth	1	9
Westley Waterless	1	2
Wicken	3	37
Wilburton	3	88
Witcham	0	17
Witchford	13	101
Woodditton	17	59
Total East Cambridgeshire	234	6,299

Gypsy and Traveller pitches

- 2.8 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).
- 2.9 Table 5 details the net total number of pitches that have been completed in each monitoring period since 2011. For a pitch to be considered completed it must be available for use. For the 2016/17 monitoring period there was 1 additional pitch in East Cambridgeshire district. This was a Travelling Showpeople’s plot on a greenfield site near Wilburton.

Table 5 – Additional Pitches: Gypsies, Travellers and Travelling Showpeople (Net)

Additional pitches for Gypsies, Travellers and Travelling Showpeople (Net)						
2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
0	9	0	12	6	1	28

Affordable housing completions (Gross)

- 2.10 Table 6 sets out completions over the past 6 years.
- 2.11 Affordable housing is monitored as gross completions. Between 1 April 2016 and 31 March 2017, there were 11 affordable dwelling completions which represent approximately 4.5% of gross dwelling completions in that year, less than a quarter of the previous year.

Table 6 – Affordable Housing Completions (Gross)

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
Total Gross Completions (All Homes)	394	307	208	181	203	246	1,539
Affordable (Gross)	82	14	24	19	54	11	204
Percentage Affordable	20.8%	4.6%	11.5%	10.5%	26.6%	4.5%	13.3%

Housing densities

- 2.12 Table 7 below shows that the average density of development has been quite consistent over the last six years. It has generally been relatively low in recent years compared with the past, possibly due to government’s removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. In 2016/17, it was slightly below long term average (29dph, compared with the 2002-17 average of 33dph).

Table 7 – Density of Completed Dwellings

Average Density of Completed Dwellings in East Cambridgeshire (Dwellings per Hectare)	
2011-12	44.3
2012-13	33.9
2013-14	39.4
2014-15	33.0
2015-16	36.4
2016-17	29.1
Average (last 6 years)	36.2

Dwelling Size

- 2.13 As illustrated in table 8 Dwelling Sizes, in the 2016/17 monitoring year approximately 74% of total dwelling completions (gross) were of 3 or 4+ Beds.

Table 8 - Dwelling Sizes (based on gross completions)

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total	% Total
1 Bed	35	14	10	32	22	12	125	8.12%
2 Beds	131	98	42	36	68	51	426	27.68%
3 Beds	123	105	86	48	43	81	486	31.58%
4+ Beds	101	82	70	56	63	101	473	30.73%
Unknown Beds	4	8	0	9	7	1	29	1.88%
Total	394	307	208	181	203	246	1,539	100%

Housing Land Supply in East Cambridgeshire

- 2.14 The Council publishes a separate report entitled East Cambridgeshire's Five Year Housing Land Supply Report showing how East Cambridgeshire is able or not able to meet its five year land supply requirements. The latest report is made available on our website and this shows the authority's current position regarding the five year land supply.
<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>

Self-Build Housing in East Cambridgeshire

- 2.15 Whilst Self Build Housing not strictly required to be reported on in the AMR, it is considered helpful to do so. The Self-build and Custom Housebuilding (S&CH) Act 2015 (as amended) obliges a local authority to maintain a list of people and groups interested in building their own homes, on a 'register'. The Government has issued Regulations to assist in implementing the Act.
- 2.16 As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all of the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to *'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area'*¹ (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period. If the register is not split into a Part 1 and Part 2 by a local authority, then all on the register are assumed to be qualifying as if within a Part 1.
- 2.17 There is a different time frame for monitoring self-build data compared with most other data recorded in this AMR. A 'self-build monitoring year' ends on 30 October each year, and the new year commences on 31 October. The data collected that corresponds to this AMR period (1 April 2016 to 31 March 2017) includes the self build monitoring year 31 October 2015 to 30 October 2016. At the end of that monitoring period, the following statistics applied:

¹ see the S&CH Act, as amended by the Housing and Planning Act, section 2(A)(2)

Self Build Register

Base Period	Number On Part 1 at end of base period	Number On Part 2 at end of base period	Permissions Granted
31 Oct 2015 – 30 Oct 2016	60	0	N/A
31 Oct 2016 – 30 Oct 2017	W	A	
31 Oct 2017 – 30 Oct 2018	X	B	
31 Oct 2018 – 30 Oct 2019	Y	C	
31 Oct 2019 – 30 Oct 2020	Z	D	

Self Build Permissions

3 year period	Permissions Required (doesn't apply to anyone on Part 2)	Permissions Granted to date in period	Requirement met?
31 Oct 2016 – 30 Oct 2019	60	(to be set out in next AMR)	To be confirmed post 30 Oct 2019
31 Oct 2017 – 30 Oct 2020	W		To be confirmed post 30 Oct 2020
31 Oct 2018 – 30 Oct 2021	X		To be confirmed post 30 Oct 2021
31 Oct 2019 – 30 Oct 2022	Y		To be confirmed post 30 Oct 2022
31 Oct 2020 – 30 Oct 2023	Z		To be confirmed post 30 Oct 2023

Neighbourhood Planning

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.

- 2.18 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2016/17, no neighbourhood development order or neighbourhood development plan was made ('adopted'). All the latest information on neighbourhood planning in East Cambridgeshire could be found on the website via the link below.

<https://www.eastcambs.gov.uk/local-development-framework/neighbourhood-planning>

Community Infrastructure Levy Report

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

34. (5) Where a local planning authority has 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.

2.19 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

2.20 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 2016/17 financial year** (which aligns with this AMR monitoring period) 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	£1,486,944.54
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	n/a
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	£74,347.23 5%
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A or 59B	£161,088.74
4(ca)(ii)	Any person under Regulation 59(4)	£0.00
4(cb)(i)	Summary details of the total receipts that Regulations 59E	n/a

	and 59F applied to	
4(cb)(ii)	The items to which the CIL receipts that Regulations 59E and 59F applied have been applied	n/a
4(cb)(iii)	The amount of expenditure on each item	n/a
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 of the reported year	n/a
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	£1,251,508.57
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	£1,236,551.69
4(d)(iii)	CIL receipts for the reported year to which Regulation 59E or 59F applied retained at the end of the reported year	£0.00
4(d)(iv)	CIL receipts from previous years to which Regulation 59E or 59F applied retained at the end of the reported year	£0.00
4(e)	In relation to any infrastructure payments accepted by the District Council-	
	i) Items of infrastructure to which the infrastructure payments relate,	n/a
	ii) The amount of CIL to which each item of infrastructure relates	£0.00

Duty to Cooperate: Joint Plans or other applicable Strategies

Regulation 34(6) – Duty to Cooperate

34. (6) Where a local planning authority has 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.

- 2.21 It is confirmed that no joint plans or other applicable strategies were adopted or under preparation during the monitoring period 2016/17.

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

- 2.22 It is confirmed that no joint work on evidence documents on matters of strategic importance was undertaken during the monitoring period 2016/17.

Other Items Reported on in this AMR

- 2.23 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

- 2.24 This indicator relates to the amount of additional floor space completed within the monitoring period. 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. This makes monitoring difficult. Employment Land for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories). Table 9 shows the additional floor space created for employment in East Cambridgeshire over the period 01 April 2011 to 31 March 2017.

Table 9 – Additional Employment Floor Space

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
B1 - Unspecified	186	0	0	0	636	536	1,358
B1a - Offices	368	929	1,896	544	5,422	4,442	13,601
B1b - Research	0	0	1,020	104	307	0	1,431
B1c - Light Industry	1,262	780	2,100	475	763	1,238	6,618
B2 - General Industry	0	2,776	1,105	2,643	6,536	891	13,951
B8 - Storage and Distribution	3,912	632	3,666	13,310	5,405	16,719	43,644
Total	5,728	5,117	9,787	17,076	19,069	23,826	80,603

- 2.25 For the period 2016-17 a total of 23,826 sq.m. of additional employment floor space was created in East Cambridgeshire. This was an increase of nearly 5,000 sq.m. more than the previous year completions in employment floorspace. It is mostly accounted for by completions in B1a and B8 floorspace.

Completed floor space for “town centre uses”

- 2.26 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 COM 1 (Location of retail and town centre uses) of the adopted Local Plan 2015. The town centres of Ely, Soham and Littleport (COM 2 – Retail uses in town centres) 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 completed for “town centre uses” in town centre areas

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
A1 Retail*	-533	0	-264	43	-240	0	-994
A2 Professional Services	0	0	0	0	-39	0	-39
B1a Offices	-395	0	0	68	-405	0	-732
D2 Assembly and Leisure	0	0	0	0	0	0	0
Total	-928	0	-264	111	-684	0	-1,765

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

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

- **Ely** has seen a net loss of -4,457 sq.m. in town centre activities since 2002. Most of the changes have been in the retail sector with a considerable number of changes of shops to other uses – particularly restaurants, beauty related and A2 office which has resulted in overall net loss in ‘town centre uses’ floorspace.
- Very little activity has taken place in **Littleport** town centre between 2002 and 2017.
- **Soham** has seen a loss of town centre floorspace between 2002 and 2017. 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.

2.28 Table 11 shows the total completed floor space for ‘town centre uses’ across the whole district.

Table 11 Total Completed Floor Space in East Cambridgeshire Area

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
A1 Retail*	4,182	593	1,368	276	212	291	6,922
A2 Financial Services	-103	-142	127	0	17	0	-101
B1a Offices	-271	-991	797	-341	4,443	4,322	7,959
D2 Assembly and Leisure	974	-615	2,362	-593	3,801	3,833	9,762
Total	4,782	-1,155	4,654	-658	8,473	8,446	24,541

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

2.29 Tables 10 and 11 demonstrate that while there has been a decrease in floorspace within the ‘town centres’ of market towns of -1,765 sq m between 2011 and 2017, there has been considerable increase in floorspace of ‘town centre uses’ in out of centre locations, of nearly 24,541 sq m over the same period. Table 11 also shows that in 2016-17 monitoring year, there was an increase of nearly 8,500 sq.m. in all “town centre uses” types of floorspace uses across the district compared with a similar increase of 8,473 sq.m last year. Of particular note was the completion of a large cinema (D2) and other leisure uses at Ely Leisure Village in 2017.

2.30 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 31 and 32) 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 Name	Total area (ha)	Area in district (ha)
Devils Dyke	8.25	6.02
Fenland	619.41	410.36
Ouse Washes	332.62	131.10

Cambridgeshire contains six SACs:

Table 13 - Cambridgeshire SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	67.08	67.08
Fenland	619.41	619.41
Nene Washes	88.33	79.14
Ouse Washes	332.61	234.02
Portholme	91.79	91.79

There has been no change in SACs in East Cambridgeshire or Cambridgeshire during 2016/17.

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

Cambridgeshire contains two SPAs:

Table 15 –Cambridgeshire SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in East Cambridgeshire or Cambridgeshire during 2016/17.

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 Name	Total area (ha)	Area in district (ha)
Chippenham Fen	155.87	155.87
Ouse Washes	2513.54	1524.66
Wicken Fen	254.49	254.49

Cambridgeshire contains five Ramsar sites:

Table 17 – Cambridgeshire Ramsar Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	155.87	155.87
Nene Washes	1519.66	1342.61
Ouse Washes	2513.54	1752.61
Wicken Fen	254.49	254.49
Woodwalton Fen	209.05	209.05

There has been no change in Ramsar sites in East Cambridgeshire or Cambridgeshire during 2016/17.

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	113.04	113.04
Wicken Fen	248.84	248.84

Cambridgeshire contains six NNRs:

Table 19 – Cambridgeshire NNRs NNR Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	113.04	113.04
Holme Fen	269.41	269.41
Monks Wood	156.27	156.27
Upwood Meadows	5.97	5.97
Wicken Fen	248.84	248.84
Woodwalton Fen	209.05	209.05

There has been no change in NNRs in East Cambridgeshire or Cambridgeshire during 2016/17.

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 2016/17.

The table below shows figures for LNR area per 1000 people in East Cambridgeshire. There has been an increase in the population in East Cambridgeshire and no change in the area of land designated as LNR during 2016/17. 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) 2016/17	2016/17	2015/16
LNR area in East Cambridgeshire (ha)	7.71	7.71
Population in East Cambridgeshire*	87,800	87,300
LNR area per 1000 people (ha)	0.09	0.09

*Figures for population are mid-year estimates from the Office for National Statistics for 2016 and 2015 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 2016/17. There has been no significant change in the LNR area per 1000 people figure.

Table 22 – Cambridgeshire LNRs Area per 1,000 people (ha) 2016/17	2016/17	2015/16
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	651,900	647,200
LNR area per 1000 people (ha)	0.33	0.33

*Figures for population are mid-year estimates from the Office for National Statistics for 2016 and 2015 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) 2016/17	2016/17	2015/16
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)	2366.5	2366.5

Cambridgeshire contains 87 SSSIs:

Table 24 – Cambridgeshire Sites of Special Scientific Interest (SSSI) 2016/17	2016/17	2015/16
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)	7262.3	7262.3

There has been no change in SSSI numbers or area in East Cambridgeshire or Cambridgeshire during 2016/17.

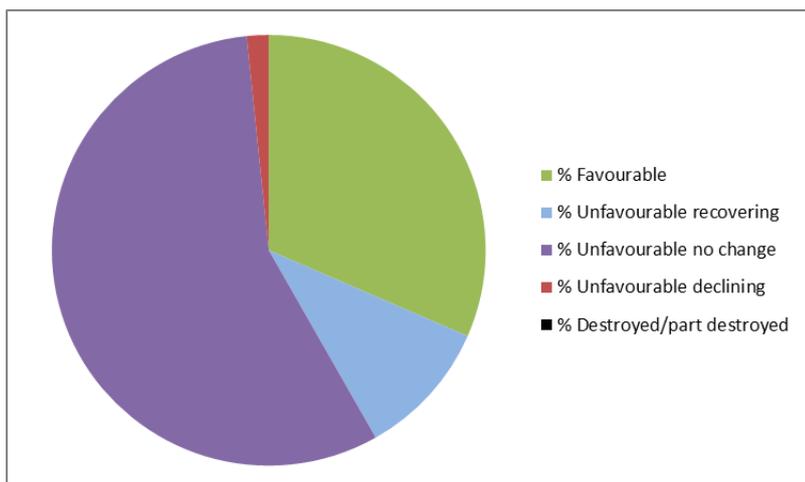
SSSI Condition Assessment

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	2016/17		2015/16	
	Area (ha)	%	Area (ha)	%
Favourable	746.1	31.5	746.1	31.5
Unfavourable recovering	242.9	10.3	243.3	10.3
Unfavourable no change	1339.0	56.6	1339.0	56.6
Unfavourable declining	38.6	1.6	38.6	1.6
Destroyed/part destroyed	0.0	0.0	0.0	0.0

There has been no change in the assessed condition of SSSI land in East Cambridgeshire during 2016/17. The majority of SSSI land is still deemed to be in the 'Unfavourable no change' category.

Figure 3 – SSSI condition in East Cambridgeshire 2016/17

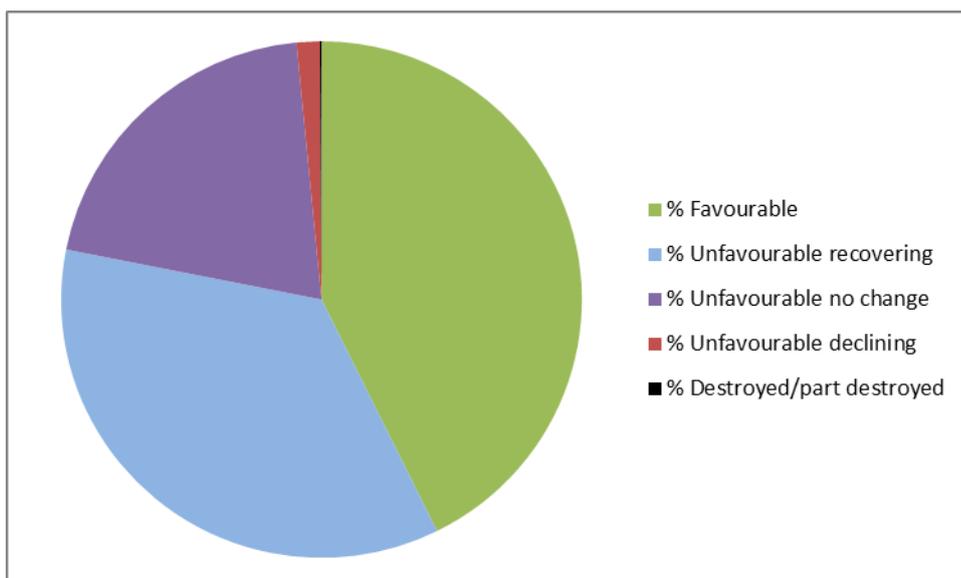


SSSI condition in East Cambridgeshire 2016/17

Table 26 – SSSI Conditions in Cambridgeshire

SSSI Condition in Cambridgeshire	2016/17		2015/16	
	Area (ha)	%	Area (ha)	%
Favourable	3099.8	42.7	3001.3	41.3
Unfavourable recovering	2572.8	35.4	2624.6	36.1
Unfavourable no change	1477.8	20.3	1481.2	20.4
Unfavourable declining	104.8	1.4	148.3	2.0
Destroyed/part destroyed	7.1	0.1	7.1	0.1

Figure 4 – SSSI condition in Cambridgeshire 2016/17



SSSI condition in Cambridgeshire 2016/17

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	2016/17	Change 15/16 - 16/17
No. CWSs	81	0
Total area of the CWSs (ha)	1525.27	0
Total length of linear sites (km)*	167.58	0
Total area of CWS land in district (ha)	1517.29	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 2016/17.

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

	2016/17	Change 15/16 - 16/17
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	35	-1
% sites where positive conservation management is being or has been implemented during the last five years	43.2%	-1.2%

There has been a small decrease in the percentage of sites deemed to be in positive conservation management during 2016/17. 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 2008-2017

SDL160 Score in East Cambridgeshire 2008-2017

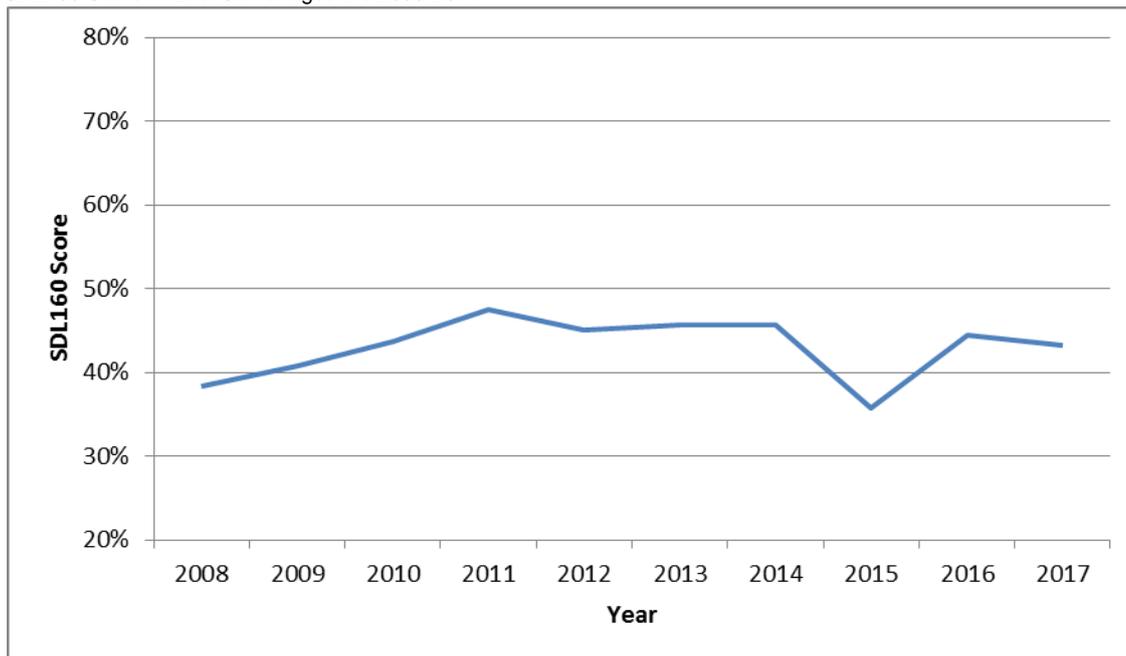


Table 29 - County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire

CWSs in Cambridgeshire	2016/17	Change 15/16 – 16/17
No. CWSs	371	+1
Total area of the CWSs (ha)	5666.46	-1.32
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5627.94	-1.60
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2016/17	Change 14/15 – 15/16
No. CiWSs	49	-1
Total area of the CiWSs (ha)	163.14	-1.60
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	163.14	-1.60
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 2016/17. Two County Wildlife Sites have had their boundaries significantly amended in the period 2016/17. No County Wildlife Sites have been deselected in the period 2016/17. One City Wildlife Site has been deselected in the period 2016/17.

Site Name	Change	Area (ha)
Adams Road Sanctuary (CWS)	New CWS, upgraded from CiWS	+1.60ha
Croxton Park	Boundary reduction to remove Croxton village area	-5.04ha
Over Railway Cutting	Boundary amendments to remove eastern end of site and include the mitigation area to the north	+2.12ha
Adams Road Sanctuary (CiWS)	Deselected as CiWS, upgraded to CWS	-1.60ha

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 30 – Local Sites Conservation and Management

Table 30 – Local Sites Conservation and Management 2016/17	2016/17	Change 15/16 - 16/17
Total number of Local Sites in Cambridgeshire used in analysis	421	+1
Number of Local Sites in Cambridgeshire where positive conservation management is being or has been implemented during the last five years	227	-12
% sites where positive conservation management is being or has been implemented during the last five years	53.9%	-3.0%

Sites affected by development East Cambridgeshire

At Fore Mill Wash, Ely, development of a new boathouse and associated infrastructure for Cambridge University has been on-going 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.

Pauline's Swamp CWS has been affected by an adjacent housing development on the former DS Smith site in Burwell. The development has led to a reduction in ground water levels on a County Wildlife Site which is designated for its wet meadow habitat.

* Please refer to explanatory notes

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.

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 30 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.

The last section shows information on sites that have been 'affected by development' in the year 2016/17. 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 the 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 the 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 – on going 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 31 – Installed renewable energy generation East Cambridgeshire

INSTALLED CAPACITY (MEGAWATTS)							
East Cambridgeshire	2011-12	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
Wind	0.0000	0.0500	0.0110	0.0000	0.0000	0.0000	0.0610
Biomass	0.0055	2.4000	1.0000	0.0000	3.8500	0.0000	7.2555
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	6.6263	20.9893	17.9723	28.0770	21.5632	12.1220	107.3500
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.6318	23.4393	18.9833	28.0770	25.4132	12.1220	114.6665

One proposal was completed in this monitoring year that contributed to the increase in renewable energy generation in East Cambridgeshire, this was a large 50,000 panel solar farm in the parish of Soham.

Table 32 - Potential sites in East Cambridgeshire

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2017	
East Cambridgeshire	Amount
Wind	0.0990
Biomass	0.2090
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	39.5294
Hydro-power	0.000
Total	39.8374

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.