



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
Local Development Framework

Annual Monitoring Report 2008/09

December 2009





EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

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Farsi

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Executive Summary

Outline of the AMR

All local planning authorities are required to produce an Annual Monitoring Report (AMR) under the Planning and Compulsory Purchase Act 2004. This is the fifth AMR to be produced and covers the period from 1st April 2008 – 31st March 2009.

The Annual Monitoring Report is designed principally to provide information on a range of development related statistical matters, progress on the implementation of the Local Development Scheme and monitoring on the implementation of planning policy. This AMR was drafted following the adoption of the East Cambridgeshire District Council Core Strategy in October 2009 and therefore reports on its policies.

Progress on the LDF

Under the 2004 Act, the LDF will replace the adopted East Cambridgeshire District Local Plan (2000). It will contain a series of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) providing policies and proposals to guide future development in East Cambridgeshire. A revised Local Development Scheme (LDS) was published in October 2009 to take account of new legislative changes, and the need to respond to the Government's growth agenda.

Work progressed on the LDF in this monitoring period with submission of the Core Strategy DPD in May 2008 and preparations for the examination by an independent Inspector in April/May 2009. The Council adopted the Core Strategy on 20th October 2009.

National Indicators, Core Output Indicators and Local Indicators

National Indicators cover all the national priority outcomes which local authorities will be responsible for delivering. Core Output Indicators are required by Government to provide data for the AMR. Local Indicators provide additional information on issues of local importance. The main findings of this AMR are summarised below.

- **Housing**

Despite the beginning of the economic slowdown, the Council has been successful in delivering housing, although a high level of affordable housing need remains. A total of 475 dwellings (net) were completed in 2008/09, 120 of which were affordable. The average density of completed dwellings increased to 42 dwellings per hectare. The Council met the local target of 35% for the re-use of previously developed land. Over 40% of dwelling completions were for smaller 1 and 2 bedroom dwellings, a slight improvement on last year's figures given the need for such units.

- **Gypsy and Traveller Sites**

The number of gypsy caravans increased to 159. Two additional pitches were completed in 2008/09 and so far in 2008/09 a further 20 pitches have been approved. Two unauthorised encampments were recorded over the monitoring period. Gypsy sites will be allocated in the forthcoming Site Allocations DPD and Ely Area Action Plan.

- **Employment**

A total of 21,032 sq m (14.78ha) of employment space was developed in this monitoring period whilst 7,506 sq m was lost. This represents a net gain of 13,526 sq m. At the end of the monitoring period 66.82ha of employment land was available. Median gross weekly pay for workers in the district increased to £474.90 (2009 figures) and employee jobs fell marginally to 24,900 (2008 figures).

- **Services and Infrastructure**

Four retail developments were completed in the monitoring year. Retail vacancy in Ely and Littleport town centres rose to 3.2% and 3.5% respectively and fell to 3% in Soham. This compares to the national average of 12%. Four new community facilities (a new cosmetic dental surgery, new veterinary surgery, extension to a medical centre, and extension to a Primary School) were completed in the district. No important community facilities were lost. Overall, 44% of new dwellings were completed within 30 minutes by public transport of key services. Access to hospital remained the main service not easily accessible by public transport. The provision of sports pitches in the district remained at 1.2 ha per 1,000 population. Almost 70% of rights of way in East Cambridgeshire were rated 'easy to use'.

- **Environment**

In 2008/09, East Cambridgeshire had 2.1ha of open space per 1,000 population. Jubilee Gardens in Ely remained the only site to be awarded a Green Flag award. One renewable energy generating development was recorded, a wind development providing 0.008MW. Roswell Pits SSSI was extended by 79ha by Natural England to form Ely Pits and Meadows SSSI. The effects of development on priority species were unclear due to recent increases in the size of the dataset. Approximately 30% of SSSIs were in 'favourable' or 'unfavourable recovering' condition in the monitoring period, a slight decrease on 2007/08. No planning permissions were granted contrary to Environment Agency advice. Levels of nitrogen dioxide and particulates remained within National Air Quality Strategy Objectives.

- **Future Monitoring**

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

1 Introduction

Background to the Annual Monitoring Report

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced major changes to the development plan system. The Act requires the replacement of the East Cambridgeshire District Local Plan with a new Local Development Framework (LDF). This will be a suite of documents which together will guide development in East Cambridgeshire.
- 1.2 The preparation of a Local Development Scheme (LDS) setting out the programme for achieving the LDF is also a requirement of the Act. The current Local Development Scheme (2009) can be viewed on the East Cambridgeshire District Council website at <http://www.eastcamb.gov.uk/docs/publications/devservices/ldsfinaloct09.pdf>.
- 1.3 The Act introduced the statutory requirement to provide an Annual Monitoring Report (AMR) to the Secretary of State for Communities and Local Government. The Annual Monitoring Report is designed principally to provide information on a range of development related statistical matters, progress on the implementation of the Local Development Scheme and monitoring on the implementation of planning policy.
- 1.4 The Council is required to monitor a series of Core Output Indicators. These are set out in the guidance issued by the ODPM 'Local Development Framework Monitoring: A Good Practice Guide' (2005), and its update 'Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008' (February 2008).

Period Covered

- 1.5 This AMR covers the period 1st April 2008 – 31st March 2009.

Structure of the Report

- 1.6 The report measures various indicators to assess performance:
 - **National Indicators** – Central Government have a set of 198 National Indicators that are used to measure all areas of performance for local authorities. These indicators form the basis of future Audit Commission inspections, and are the basis for performance targets in the Local Area Agreement. The Local Area Agreement is an important document for the Council, and sets out a vision for the whole of the County which is developed by local authorities and other service providers working to identify the most important local priorities. Targets are set in consultation with the Government Office for the region (GO-East), and funding is allocated to each priority area. Of the set of 198 indicators there are a number on which spatial planning has a powerful influence. Therefore, a number of the performance indicators reported in the AMR are also included in the Local Area Agreement, or are National Indicators. These indicators are highlighted throughout the text of this document. Where these indicators are included in the Local Area Agreement, target setting will be carried out through Local Area Agreement processes.
 - **Contextual Indicators** – These describe the wider social, environmental and economic background against which local development framework policy operates. These long-term indicators draw mainly on existing published sources of information such as the 2001 Census.
 - **Core Output Indicators** – These are indicators that all local authorities must monitor. The core output indicators address a number of key planning variables which fall under the topic areas of Business Development and Town Centres, Housing, and Environmental Quality.

- **Local Indicators** – These indicators should address the outputs of policies which are not covered by the Core Output Indicators. Local Indicators provide scope for addressing issues which are of particular local importance; the Local Output Indicators that have been developed are therefore unique to East Cambridgeshire.
- **Process Indicators** – These highlight the progress that has been made on the preparation of the agreed programme of Development Plan Documents.

1.7 The AMR has been divided into four chapters:

- **Spatial Portrait** – this chapter provides a useful snapshot of the district's main characteristics. Key features of the Spatial Portrait are described by a series of Contextual Indicators.
- **Plan Making** – this chapter reviews progress on the East Cambridgeshire LDF and indicates whether the timetable and milestones in the Local Development Scheme (LDS) are being achieved.
- **Performance Against Key Indicators** – this chapter measures the performance of the Council against a series of national and local indicators.
- **Existing Deficiencies and Future Monitoring** – this chapter provides an outline of those indicators that the Council were not able to report upon.

1.8 The AMR will be published on the Council's website at www.eastcambs.gov.uk as soon as possible after submission to the Secretary of State at the end of December 2009.

Data Sources

1.9 Information for this AMR comes predominantly from monitoring carried out on the Council's behalf by the Cambridgeshire County Council Research Group (CCCRG). This involves an annual survey of sites with planning permission for residential, employment and retail use for evidence of completion, construction or non-implementation. The District Council has also carried out some further research and survey work.

2 Spatial Portrait

- 2.1** East Cambridgeshire is a predominantly rural district located to the north-east of Cambridge. The District covers an area of 655 sq km, and has a population of 79,400 (CCCRG mid-year population estimate 2008). The district contains 3 market towns, and 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.
- 2.2** The nearby city of Cambridge (population 117,700), as a major economic, social and cultural centre, exerts a significant influence over the whole district. The success of the Cambridge economy has meant the district has experienced considerable recent pressure for housing growth. However, the pace of economic growth has not matched that of housing growth which has meant a significant recent increase in the level of out-commuting, and the associated problems of congestion and pollution. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 2.3** Unemployment in the district remains low by regional and national standards (2.5%). Important sectors include business services, manufacturing, wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport, Sutton and close to the A14 at Snailwell.
- 2.4** The district can be broadly divided into two sub-areas. The northern part of the district is characterised by low-lying intensively farmed fenland – with many of the settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, as much of the land lies at or below sea-level. The area contains the three market towns of Ely, Soham and Littleport, and a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower, deprivation is more marked, and although it is pre-dominantly an area of fertile agricultural land, it contains the majority of the industry and manufacturing in the district. 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 having been built in each of the market towns. The main service and commercial centre is Ely (population 17,310), whilst Soham (population 9,230) and Littleport (population 7,140) both serve more local catchments and have lower scales of commercial and retail provision.
- 2.5** The district contains a number of sites of particular importance for biodiversity, including 3 internationally important wildlife sites at the Ouse Washes, Wicken Fen and Chippenham Fen. There are also 19 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.

Contextual Indicators

- 2.6** This section reports on the contextual indicators for the district of East Cambridgeshire. County, regional and/or national comparators are detailed as appropriate. The indicators are grouped into five sections: demographic structure, socio-cultural issues, economy, environment, and housing and the built environment.

Demographic Structure

2.7 Population: The population of East Cambridgeshire was estimated as **79,400** in mid-2008 (CCCRG). Table 2.1 shows the growth in population and dwellings in the neighbouring districts and Cambridgeshire as a whole. The pace of growth has slowed in recent years but the district remains the fastest growing in Cambridgeshire both in terms of population, dwellings and household growth.

Table 2.1 Population and Dwelling Stock 2001-2008

	Population			Total Dwellings		
	mid-2001	mid-2008	% Change 2001-2008	mid-2001	mid-2008	% Change 2001-2008
Cambridge City	109,900	117,700	7.1%	44,500	48,000	7.9%
East Cambridgeshire	70,900	79,400	12.0%	30,900	35,500	14.9%
Fenland	83,700	92,900	11.0%	36,800	41,800	13.6%
Huntingdonshire	157,200	163,100	3.8%	65,700	70,000	6.5%
South Cambridgeshire	130,500	142,500	9.2%	54,200	59,900	10.5%
Cambridgeshire	552,200	595,500	7.8%	232,100	255,200	10.0%

Source: CCCRG

2.8 Age profile: The age profile of the district's population is comparable to the regional average (Table 2.2). The ageing population is set to significantly increase over the next 13 years, rising from 18% in 2011 to 24% in 2021 (source: Strategic Housing Market Assessment 2008). Meeting the needs of an ageing population is a key issue.

Table 2.2 Population Age Group Estimates Mid 2008

Age Group	East Cambridgeshire		Cambridgeshire	
	Number	% Population	Number	% Population
0-4	5,100	6.4%	34,300	5.8%
5-10	5,800	7.3%	40,900	6.9%
11-15	4,500	5.7%	35,600	6.0%
16-19	3,500	4.4%	29,800	5.0%
20-24	4,200	5.3%	44,600	7.5%
25-39	14,200	17.9%	117,600	19.7%
40-64	28,400	35.8%	199,800	33.6%
65-74	7,200	9.1%	49,600	8.3%
75+	6,500	8.2%	43,400	7.3%
TOTAL	79,400	100%	595,500	100%

Source: CCCRG

2.9 Ethnic origin: The district has a non-white population of 2.1%, and the largest ethnic minority group is Travellers. This compares with a non-white population of 4.1% for Cambridgeshire as a whole, and 9.1% for England (2001 Census).

2.10 Life expectancy: The life expectancy at birth for East Cambridgeshire residents is relatively high in regional and national terms (Table 2.3). Life expectancy has continued to increase for males but decreased marginally for females in 2005-2007.

Table 2.3 Life Expectancy at Birth (in years)

	East Cambridgeshire				East of England				England			
	2002-2004	2003-2005	2004-2006	2005-2007	2002-2004	2003-2005	2004-2006	2005-2007	2002-2004	2003-2005	2004-2006	2005-2007
Males	77.80	78.30	79.40	80.10	77.60	78.00	78.30	78.70	76.55	76.92	77.32	77.65
Females	82.30	83.00	84.10	84.00	81.60	81.80	82.30	82.60	80.91	81.14	81.55	81.81

Source: Office for National Statistics

Socio-cultural Issues

- 2.11 Deprivation:** East Cambridgeshire is relatively less deprived than Fenland and Cambridge and more deprived than Huntingdonshire and South Cambridgeshire. District-wide, East Cambridgeshire is ranked on average at 285 among 354 local authorities in England (where a rank of 1 is the most deprived and 354 is the least deprived). This shows that the district is considerably less deprived than other areas nationally. (Source: Index of Multiple Deprivation 2007 (IMD 2007)).
- 2.12** At the small area level, East Cambridgeshire has only 12% of the county's most deprived LSOAs¹ (9 out of 73): in Littleport (wards Littleport West and Littleport East), Ely (wards Ely East, Ely West and Ely North) and Sutton. None of the district's LSOAs are among 5% of the county's most deprived. In comparison to other Cambridgeshire LSOAs some of the district's areas: in Littleport, Ely and Sutton are affected by deprivation in terms of: Income, Employment, Health and Disability, Education, Skills and Training, Living Environment and Crime. The same is for income deprivation affecting children (IDACI) and older people. A particular problem in the district is deprivation on the 'Barriers to Housing and Services' domain². The district has nearly 22% of the county's most deprived LSOAs on this domain (16 out of 73 in total). Half of these LSOAs are in the county's most deprived 5%.
- 2.13 Crime:** Levels of crime in the district are relatively low. Table 2.4 shows a reduction in the number of all notifiable offences in the 2008/09 period with the exception of 'violence against the person'. The East Cambridgeshire Community Safety Partnership have published the Community Safety Plan for 2008-2011 which can be viewed online at: www.eastcamb.gov.uk/docs/publications/corpservices/csp2008.pdf

Table 2.4 Notifiable Offences Recorded by the Police 2005 –2009

Area	Year	Violence Against the Person		Robbery		Burglary in a Dwelling		Theft of a Vehicle		Theft from a Vehicle	
		No. Offences	% Change	No. Offences	% Change	No. Offences	% Change	No. Offences	% Change	No. Offences	% Change
England	2005/06	991,818	+1.1%	94,888	+8.3%	290,503	-6.2%	201,898	-11.8%	476,695	+1.3%
	2006/07	975,843	-1.6%	98,050	+3.3%	281,704	-3.0%	181,593	-10.1%	473,171	-0.7%
	2007/08	896,287	-8.2%	82,404	-16.0%	269,400	-4.4%	160,109	-11.8%	407,141	-14.0%
	2008/09	841,082	-6.2%	78,019	-5.3%	273,978	+1.7%	138,908	-13.2%	373,060	-8.4%
East of England	2005/06	82,571	-7.2%	4,808	+5.7%	21,358	-3.1%	16,905	-6.3%	43,570	+1.0%
	2006/07	81,045	-1.8%	5,127	+6.6%	21,098	-1.2%	15,555	-8.0%	42,510	-2.4%
	2007/08	73,727	-9.0%	4,460	-13.0%	22,071	+4.6%	14,323	-7.9%	37,889	-10.9%
	2008/09	69,248	-6.1%	4,465	+0.1%	23,374	+5.9%	11,933	-16.7%	34,375	-9.3%
Cams	2005/06	6,002	-26.7%	266	-11.6%	1,973	+1.4%	1,264	-15.2%	3,347	-5.0%
	2006/07	6,404	+6.7%	308	+15.8%	2,260	+14.5%	1,399	+10.6%	3,524	+5.3%
	2007/08	6,449	+0.7%	336	+9.1%	2,160	-4.4%	1,422	+1.6%	3,483	-1.2%
	2008/09	4,862	-24.6%	377	+12.2%	2,085	-3.5%	945	-33.5%	2,729	-21.6%
East Cams	2005/06	525	-29.5%	12	-25.0%	213	+51.1%	137	-29.4%	346	-17.0%
	2006/07	527	+0.4%	24	+100.0%	268	+25.8%	250	+82.5%	394	+13.9%
	2007/08	494	-6.3%	10	-58.3%	236	-11.9%	231	-7.6%	447	+13.5%
	2008/09	561	+13.6%	9	-0.1%	194	-17.8%	188	-18.6%	324	-27.5%

Source: Office for National Statistics: Neighbourhood Statistics

Note: Cambridgeshire figures have been derived by aggregating figures for 5 districts as county figures not given.

- 2.14 Unemployment:** Unemployment rose to 2.5% in the district (1.4% females, 3.5% males) during the monitoring period. The rate of increase was comparable with the county and lower than the eastern region and Great Britain as a whole. This demonstrates the resilience of the Cambridgeshire economy (Table 2.5 and Figure 2.1).

¹ Lower Super Output Areas, each containing approximately 1500 residents

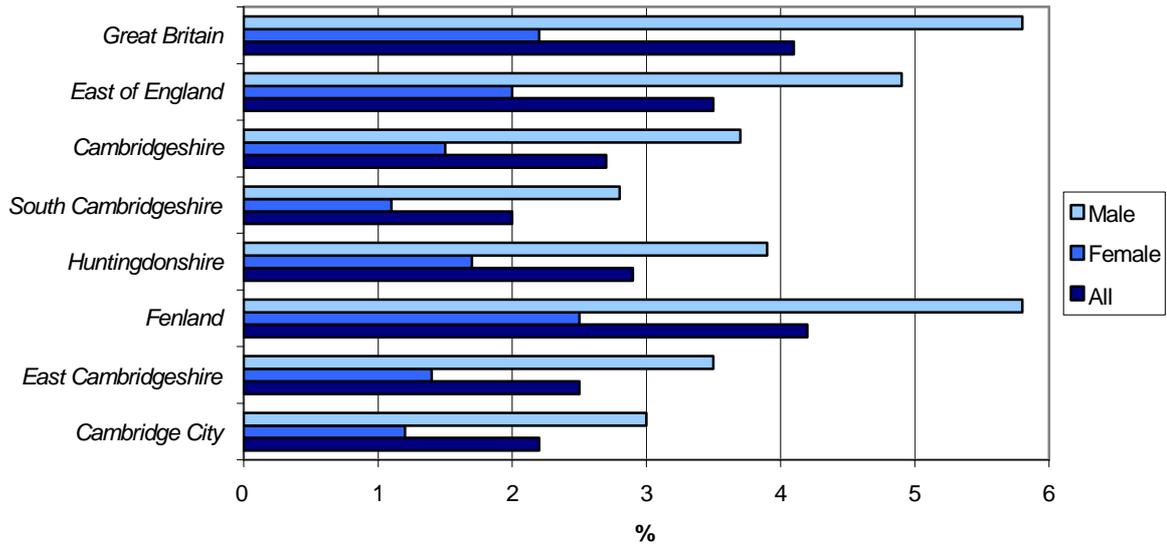
² The purpose of this domain is to measure barriers to housing and key local services. It includes two sub-domains: 'geographical barriers', and 'wider barriers' which includes issues relating to access to housing, such as affordability.

Table 2.5 - Unemployment rates and Comparators (April 2006 – April 2009)

	April 2006		April 2007		April 2008		April 2009		April 2008 to April 2009	
	No.	%	No.	%	No.	%	No.	%	Change	% Change
East Cambs	616	1.3	646	1.3	506	1.0	1,234	2.5	+728	+1.5
Cambridgeshire	5,164	1.4	5,311	1.4	4,671	1.2	10,059	2.7	+5,388	+1.5
East of England		2.0		1.9		1.7		3.5		+1.8
Great Britain		2.6		2.4		2.2		4.1		+1.9

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

Figure 2.1 Unemployment Rates in Comparator Areas (April 2009)



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

Note: % is a proportion of resident working age people

2.15 Educational Attainment: At GCSE/GNVQ level, 61.3% of pupils attending schools in East Cambridgeshire achieved 5 or more A*-C passes (National Indicator 75). This was an improvement on last year's performance but pupils are still performing slightly below the regional (64.7%) and national (65.3%) averages.

2.16 Post-16 Education: In 2008 88% of students in East Cambridgeshire stayed on in full-time education at 16+, an increase of 1% from the previous year, 2% were in full time training, 7% in full time employment and 2% of leavers were not in education, employment or training (NEET). Source: Connexions – CC.

2.17 Qualification levels: The level of educational achievement of the district's workforce is above the regional and national average at the higher NQV levels. The number of people in the district with no qualifications remains lower than the regional and national average (Table 2.6).

Table 2.6 Qualification levels of working age people (January 2008-December 2008)

Qualification Level	East Cambs (no)	East Cambs (%)	East of England	UK
NVQ4 and above	18,800	38.0	26.1	29.0
NVQ3 and above	26,000	52.4	43.4	47.0
NVQ2 and above	29,900	60.3	62.8	65.2
NVQ1 and above	36,200	72.9	78.8	78.9
Other qualifications	9,300	18.7	9.3	8.7
No qualifications	4,200	8.4	11.8	12.4

Source: ONS Annual Population Survey

Economy

2.18 Employment Sectors: The 2001 Census revealed the following employment sector profile for the district: wholesale and retail trade, repairs (15.9%); manufacturing (15.4%) real estate; renting and business activities (13.9%); health and social work (9.8%); and construction (8.7%). The latest data, compiled in the Annual Business Inquiry 2008, is shown in Table 2.7. It reveals that the industries that employ the most people in East Cambridgeshire are distribution/hotels/restaurants (21%) public administration/education/health (20.1%) and banking, finance and insurance (17.9%). Major employers in the district include Shropshires (Gs), Turners Transport, DS Smith, JDR Cables, Life Fitness, Thurlow Nunn Standen and Tesco.

Table 2.7 Employment by Industry 2008

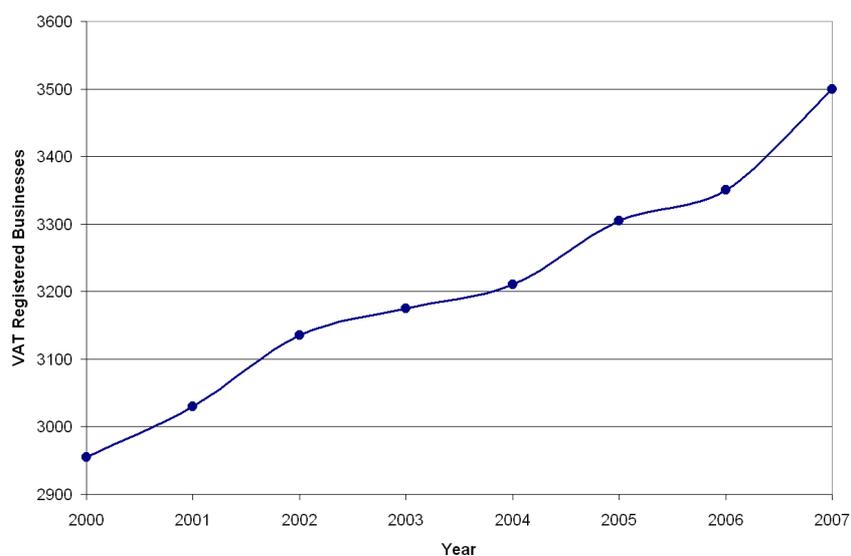
Industry	East Cambridgeshire	East of England	Great Britain
Manufacturing	12.5%	10.3%	10.2%
Construction	7.4%	5.4%	4.8%
Services	73.1%	82.5%	83.5%
• Distribution, hotels and restaurants	21.0%	25.0%	23.4%
• Transport and communication	8.0%	6.0%	5.8%
• Banking, finance and insurance	17.9%	21.4%	22.0%
• Public administration, education and health	20.1%	25.3%	27.0%
• Other services	6.1%	4.8%	5.3%
Tourism	6.8%	7.7%	8.2%

Source: ONS Annual Business Inquiry Employee Analysis (2008)

Note: % is a proportion of total employee jobs.

2.19 Number of new VAT registrations [National Indicator 171]: VAT Stocks, Registrations and De-registrations are viewed as an indicator of the level of entrepreneurship and of the health of the business community. In 2007 there were 305 registrations and 215 deregistrations giving an overall stock of 3,500 at the end of the year (Figure 2.2). No figures were available for 2008.

Figure 2.2 VAT Registered Businesses in East Cambridgeshire (2000-2007)



Source: Nomis

- 2.20 Employment by occupation:** The latest employment by occupation figures are shown in Table 2.8. The survey estimates that skilled trades and managers and senior officials are the highest employers in the district, followed by professional occupations.

Table 2.8 Employment by Occupation (April 2008 – March 2009)

Occupation	East Cambs		East of England 2008/09	Great Britain 2008/09
	2001	2008/09		
Managers and senior officials	17.3%	15.2%	16.9%	15.7%
Professional occupations	10.9%	15.1%	13.1%	13.0%
Associate professional and technical	12.7%	9.2%	14.3%	14.5%
Administrative/secretarial	12.1%	9.2%	11.0%	11.4%
Skilled trades	13.9%	15.8%	11.0%	10.8%
Personal service occupations	-	9.7%	7.9%	8.2%
Sales and customer services	-	*	7.2%	7.6%
Process plant and machine operatives	-	*	7.0%	7.1%
Elementary occupations	11.0%	13.1%	11.2%	11.4%

Source: 2001 Census; ONS Annual Population Survey

Notes: * Sample size too small for reliable estimate. % is a proportion of all persons in employment. – no information

- 2.21 Economic Activity Rate:** The economic activity rate (i.e. the labour force as a proportion of the population) increased by 11% in 2008 and is now above below the county, regional and national average (Table 2.9).

Table 2.9 Activity rates in East Cambridgeshire and comparator areas 2005-2008

Year	East Cambs	Cambridgeshire	East of England	Great Britain
Jan 05 – Dec 05	84.5%	83.2%	81.3%	78.4%
Jan 06 – Dec 06	86.7%	83.1%	80.9%	78.6%
Jan 07 – Dec 07	78.6%	80.9%	81.0%	78.6%
Jan 08 – Dec 08	89.3%	81.6%	81.3%	78.8%

Source: Nomis local area labour force survey

- 2.22 Gross weekly pay for full-time employees:** Median gross weekly earnings in East Cambridgeshire increased by £55.40 (13%) in 2009 to £474.90 (Table 2.10). Using this measure, East Cambridgeshire remains the fourth highest earning district in the county (source: ONS Annual Survey of Hours and Earnings).

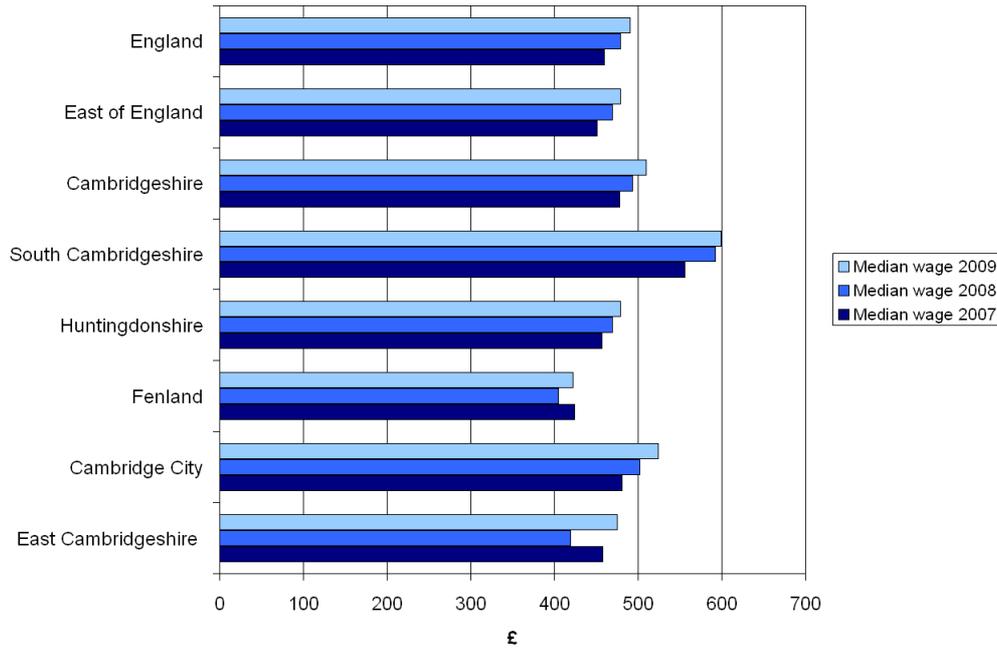
Table 2.10 Median gross weekly earnings by workplace – All full-time workers 2006 to 2009

	2006 (£)	2007 (£)	2008 (£)	2009 (£)
East Cambs	406.80	457.30	419.50	474.90
Cambridge City	463.10	480.30	502.90	524.40
Fenland	415.50	423.80	405.40	421.90
Huntingdonshire	429.60	457.00	469.20	479.10
South Cambs	570.40	555.70	596.60	599.30
East of England	440.60	450.50	468.10	479.10
England	444.80	459.30	479.10	490.20

Source: ONS annual survey of hours and earnings - workplace analysis

Notes: Median earnings for employees living in the area is equivalent to National Indicator 166.

Figure 2.3 Median Weekly Full-Time Earnings (2007 to 2009)



Source: ONS annual survey of hours and earnings - workplace analysis

Housing and the Built Environment

2.23 Housing Tenure: The percentage of households who own their own property is slightly higher in East Cambridgeshire than for the County as a whole, 72.9% as opposed to 71%, and much higher than the national figure of 68.8%. The difference between the District and County figures for rented properties is due to the transfer of former East Cambridgeshire housing stock to Hereward Housing.

Table 2.11 - Households and Tenure in East Cambridgeshire

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

Source: 2001 Census

2.24 House Prices: The most recent statistics indicate that the median house price in East Cambridgeshire (as at Q1 2009) was **£168,000**. The ratio of median house prices to median earnings in the district during 2008 was 8.51, compared to 7.56 in Cambridgeshire as a whole. This was slightly lower than the county median house price of £165,000 (CLG Live tables on housing market and house prices). Despite a fall in house prices, this continues to raise considerable concern about housing affordability in the district, where wages are low and house prices high.

Transport and Spatial Connectivity

2.25 Commuting: As reported in last years' AMR the results of the 2001 Census show that there are significant levels of commuting in and out of the district, and within the district, with 49.4% of employed residents out-commuting, and 24.4% in-commuting. This is one of the highest levels of out-commuting in the eastern region. The remainder (11%) work

mainly from home (gross figures). Figures 2.2 and 2.3 show the workplace of East Cambridgeshire residents and the origin of the working population of East Cambridgeshire.

Figure 2.4 Workplace of East Cambridgeshire employed residents

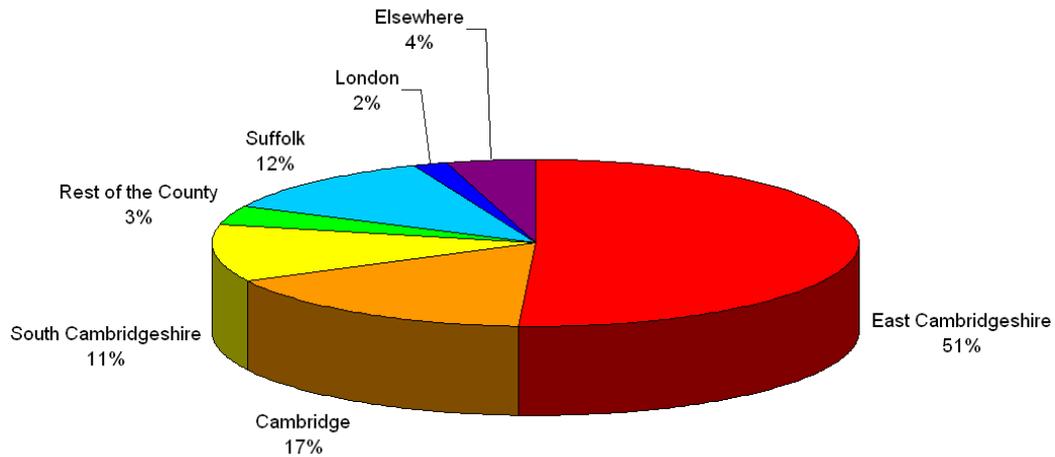
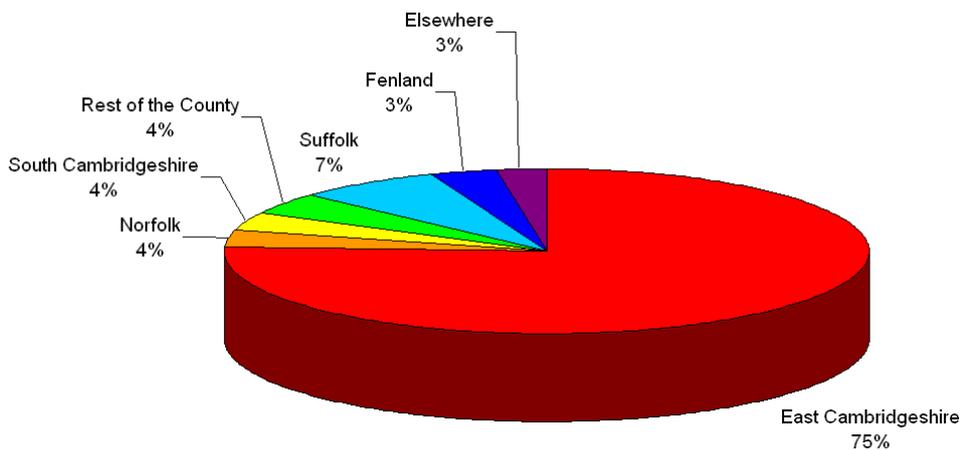


Figure 2.5 Origin of East Cambridgeshire Workforce



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

2.26 Station usage: East Cambridgeshire has 5 railway stations: Ely, Littleport, Shippea Hill, Kennett and Dullingham, but the latter three have very limited services. Usage of all stations has grown between 2003-2008 with significant increases at Ely, Littleport, Shippea Hill and Kennett (Table 2.13).

Table 2.12 – Station Usage in East Cambridgeshire Stations

Station	Users					Change 2003-2008	% Change 2003-2008
	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008		
Ely	1,038,708	1,255,362	1,278,724	1,420,734	1,505,730	+467,022	44.96%
Littleport	94,363	119,198	122,666	146,218	148,836	+54,473	57.73%
Shippea Hill	29	37	26	606	845	+816	2813.79%
Kennett	6,898	11,167	13,057	16,056	17,675	+10,777	156.23%
Dullingham	19,593	19,815	20,219	19,676	26,723	+7,130	36.39%
Cambridge	5,478,112	6,060,475	6,137,423	6,522,309	6,997,889	+1,519,777	27.74%
Waterbeach	176,639	197,594	213,500	227,281	250,039	+73,400	41.55%
Huntingdon	1,277,163	1,360,729	1,373,378	1,448,338	1,564,270	+287,107	22.48%

Source: Office of Rail Regulator (ORR)

3 Plan Making

3.1 The statutory development plan for the district in the 2008/09 monitoring period comprised:

- East Cambridgeshire District Local Plan 2000 (saved policies³)
- Cambridgeshire and Peterborough Structure Plan 2003 (saved policies)

3.2 The Core Strategy was submitted to the Secretary of State in May 2008 and underwent examination by an independent Inspector in April/May 2009. The Core Strategy was found 'sound' on the 14th August 2009 and was adopted by the Council on 20th October 2009. Given this significant progress, this AMR includes monitoring information in respect of the adopted Core Strategy and those Local Plan policies that remain saved as of October 2009. For clarification, Appendix 5 provides a schedule that indicates which Local Plan policies and Structure Plan policies remain saved.

3.3 This chapter reviews progress on the East Cambridgeshire LDF and indicates whether the timetable and milestones in the Local Development Scheme (LDS) are being achieved. The requirement is to monitor progress between 1st April 2008 and 31st March 2009, but progress to November 2009 is also included. The current Local Development Scheme (2009) can be viewed on the East Cambridgeshire District Council website: <http://www.eastcamb.gov.uk/docs/publications/devservices/ldsfinaloct09.pdf>

Table 3.1 Summary of Progress on the Major LDF Documents

LDF Document		Date Completed	Date Scheduled
Core Strategy DPD and Proposals Map	Core Strategy Amendment Paper (Issues and Options)	May 2007	
	Core Strategy Amendment Paper (Preferred Options)	October 2007	
	Submission Draft	May 2008	
	Examination Adoption	April to May 2009 October 2009	
Site Allocations DPD	Issues and Options Paper	May 2006	
	Options Paper		Spring 2010
	Consultation on Draft		Late 2010
	Submission Draft Adoption		Spring 2011 Early 2012
Ely Area Action Plan	Options Paper		Spring 2010
	Consultation on Draft		Late 2010
	Submission Draft		Spring 2011
	Adoption		Early 2012

LDF Progress

3.4 The following milestones were achieved between April 2008 and March 2009:

- Submitted Core Strategy, Proposals Map and Final SA (May 2008)
- Public Consultation on Submission Core Strategy, Proposals Map and Final SA (May - July 2008)
- Public Consultation on proposed boundary changes and alternative development sites put forward during consultation on the Core Strategy and Proposals Map (November 2008 – February 2009)
- Submitted Annual Monitoring Report (December 2008)

3.5 Since April 2009 further milestones have been achieved or have commenced:

- Core Strategy Examination Hearings completed 29th April to 13th May 2009

³ In September 2007 the Government 'saved' 197 Local Plan policies under schedule 8 of the Planning and Compulsory Purchase Act 2004. Following adoption of the Core Strategy in October 2009, 15 Local Plan policies will remain 'saved'.

4 Performance Against Key Indicators

- 4.1 Local planning authorities are required to report on Core Output Indicators as defined by Government (see 'Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008'). The District Council has also developed a number of its own local indicators to monitor the Core Strategy policies. Data from these indicators will provide a useful baseline for monitoring the adopted Core Strategy in the future.
- 4.2 The Council has been able to provide information on most of the Core Output Indicators. However, information was not available for all Local Indicators as databases are developed. Please note that figures quoted in previous AMRs may differ as data is investigated further and 'cleaned' to provide more robust figures for the future.

Housing

- 4.3 Planning Policy Statement 12 sets out the requirement for local planning authorities to provide information on housing policy and performance including the preparation of a housing trajectory. Housing trajectories are a forward planning tool, designed to support the plan, monitor and manage approach to housing delivery by monitoring both past and anticipated completions across a period of time. Trajectories also provide a means of further exploring and understanding the various components of past and future housing supply.
- 4.4 The East Cambridgeshire trajectory (Table 4.2) is based on actual housing completions between 2001 and 2009, and estimated completions to 2025 from the following sources (see Appendix 1 for a detailed explanation of the sources of supply):
- Sites allocated in the Local Plan
 - Sites with outstanding planning permission
 - Specific potential sites identified by the Council
 - An element of windfall supply (for the period 2019-25)
 - Allocations required in the Core Strategy
- 4.5 The following section presents the key information included within the housing trajectory.

Plan period and housing targets [Core Output Indicator H1]

- 4.6 The housing target for East Cambridgeshire is set out in the Regional Spatial Strategy for the East of England (May 2008). This states that an additional 8,600 dwellings need to be accommodated in East Cambridgeshire between 2001 and 2021. This represents an annual rate of 430 dwellings per year over the period.
- 4.7 However, the East Cambridgeshire Core Strategy plans up to the year 2025. In relation to the period beyond 2021, the East of England Regional Assembly (EERA) has advised that the annual housing target for East Cambridgeshire should be 'the same as the rates for 2006 to 2021, or 2001 to 2021, whichever is the higher'. This means an annual rate of 430 dwellings per year between 2021 and 2025. The total target for the period between 2001 and 2025 is therefore 10,320.

Table 4.1 Summary of Plan Period and Housing Targets

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2001	2021	8,600	East of England Plan (May 2008)
H1(b)	2021	2025	1,720	East of England Plan (May 2008)

Net additional dwellings – in previous years [Core Output Indicator H2(a)]

4.8 A total of 5,108 dwellings (net) were completed between 2001-2009

Net additional dwellings – for the reporting year [Core Output Indicator H2(b), National Indicator 154, Local Area Agreement Indicator and Local Indicator]

4.9 A total of 475 dwellings (net) were completed in the 2008/09 monitoring year. This compares to a prediction of 400 dwellings in the 2008 housing trajectory, and indicates the relative resilience of the district during the early stages of the housing market downturn.

Net additional dwellings – in future years [Core Output Indicator H2(c) and National Indicator 159]

4.10 An estimated 5,531 dwellings (net) are predicted to come forward over the rest of the plan period (16 years from 2009-25).

4.11 National Indicator 159 requires Local Planning Authorities to maintain, at least annually, a 5-year supply of deliverable sites for housing. For the 5-year period from 2010 to 2015 (excluding the current monitoring year), the district is exceeding the target for housing supply with 2,004 deliverable sites for housing against a target of 1,629 net additional dwellings (Table 4.2). The supply of ready to develop housing sites is therefore 123%. Appendix 2 provides further information.

Managed delivery target [Core Output Indicator H2(d)]

4.12 It is concluded that sufficient housing is likely to be delivered in East Cambridgeshire over the plan period to meet and exceed the minimum requirements of the RSS. This is illustrated by the 'residual target' line in the housing trajectory graph, which takes account of dwellings already completed up to that point. It is estimated that a total of 10,639 dwellings will come forward between 2001 and 2025, against a minimum RSS target of 10,320. The estimated supply has increased slightly since it was last updated in Spring 2009 for the Core Strategy examination. This is largely due to the high number of dwellings completed in this monitoring year.

Figure 4.1 Housing Trajectory 2001-2025

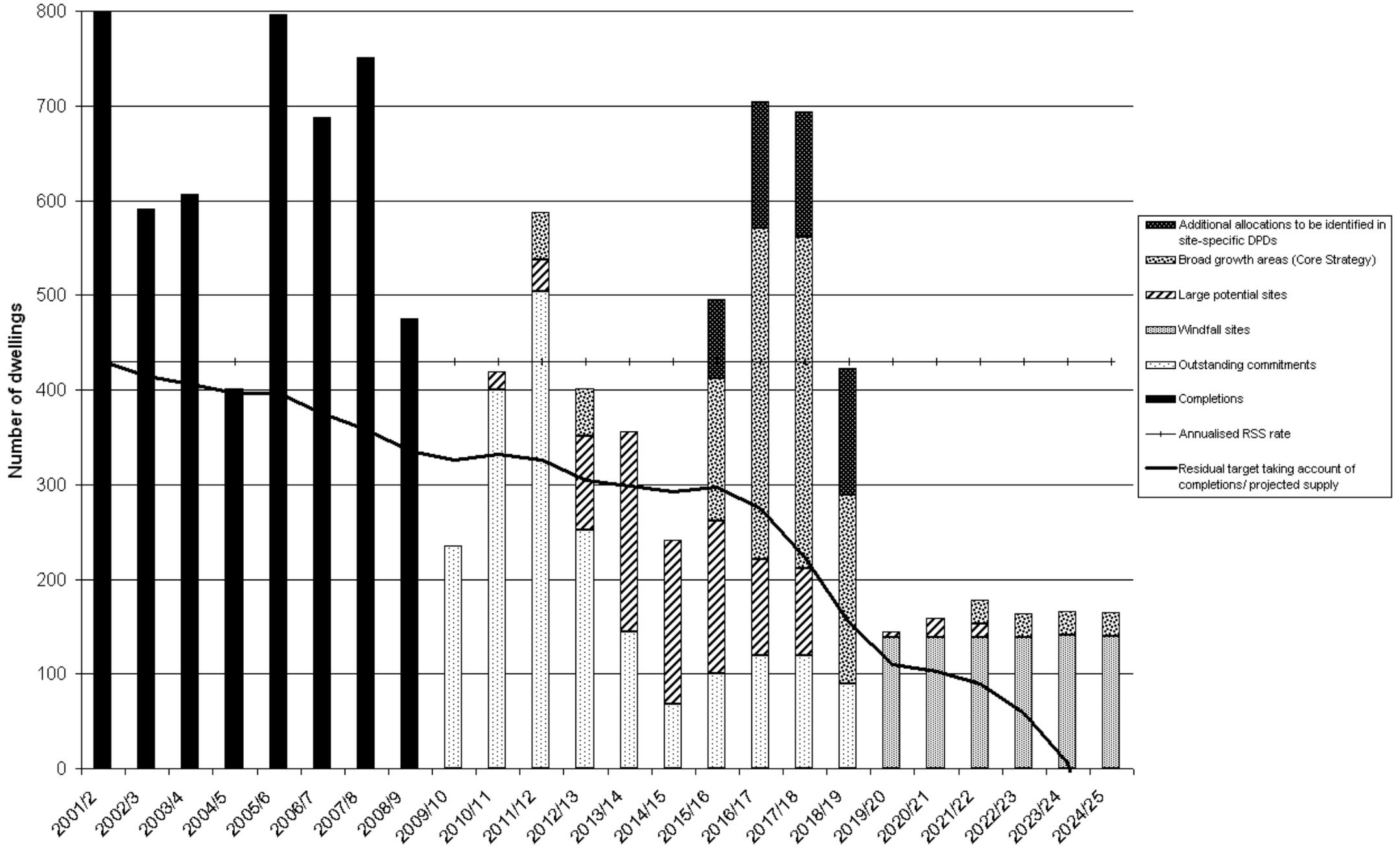


Table 4.2 Housing Trajectory

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09 Rep	09/10 Cur	10/11 1	11/12 2	12/13 3	13/14 4	14/15 5	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
Net additional dwellings – in previous years [H2(a)]	799	591	607	401	796	688	751																	
Net additional dwellings – for the reporting year [H2(b)]								475																
Outstanding commitments – allocations with permission									31	62	74	83	60	60	60	60	60	38						
Outstanding commitments – allocations without permission															40	60	60	51						
Outstanding commitments – other large committed sites									128	236	292	84	8	8										
Outstanding commitments – large sites with permission at 31.03.09									9	35	71	17	9											
Outstanding commitments – small sites									67	67	67	68	68											
Windfall estimates (small brownfield sites)																			90	90	90	90	90	89
Windfall estimates (rural exception sites)																			38	38	38	38	39	39
Windfall estimates (small greenfield sites)																			11	11	11	11	12	12
Large potential sites within settlements (brownfield)										14	11	14	50	48	76	51	42		5	14	5			
Large potential sites within settlements (greenfield)										5	22	70	130	109	80	30	22			6	9			
Large potential rural exception sites												15	31	16	6	20	27							
Broad locations for growth (Core Strategy)											50	50			150	350	350	200			25	25	25	25
Additional allocations (Site Allocations + Ely AAP)															83	133	133	134						
Total net additional dwellings – in future years [H2(c)]	799	591	607	401	796	688	751	475	235	419	587	401	356	241	495	704	694	423	144	159	178	164	166	165
Annualised Plan Target [H2(cii)]	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
Managed delivery target [H2(d)] – taking account of completions/projected supply	430	414	406	396	396	375	358	335	326	332	326	305	298	292	297	275	222	154	110	103	89	59	6	-154

Figure 4.2 Housing Trajectory: Cumulative Completions

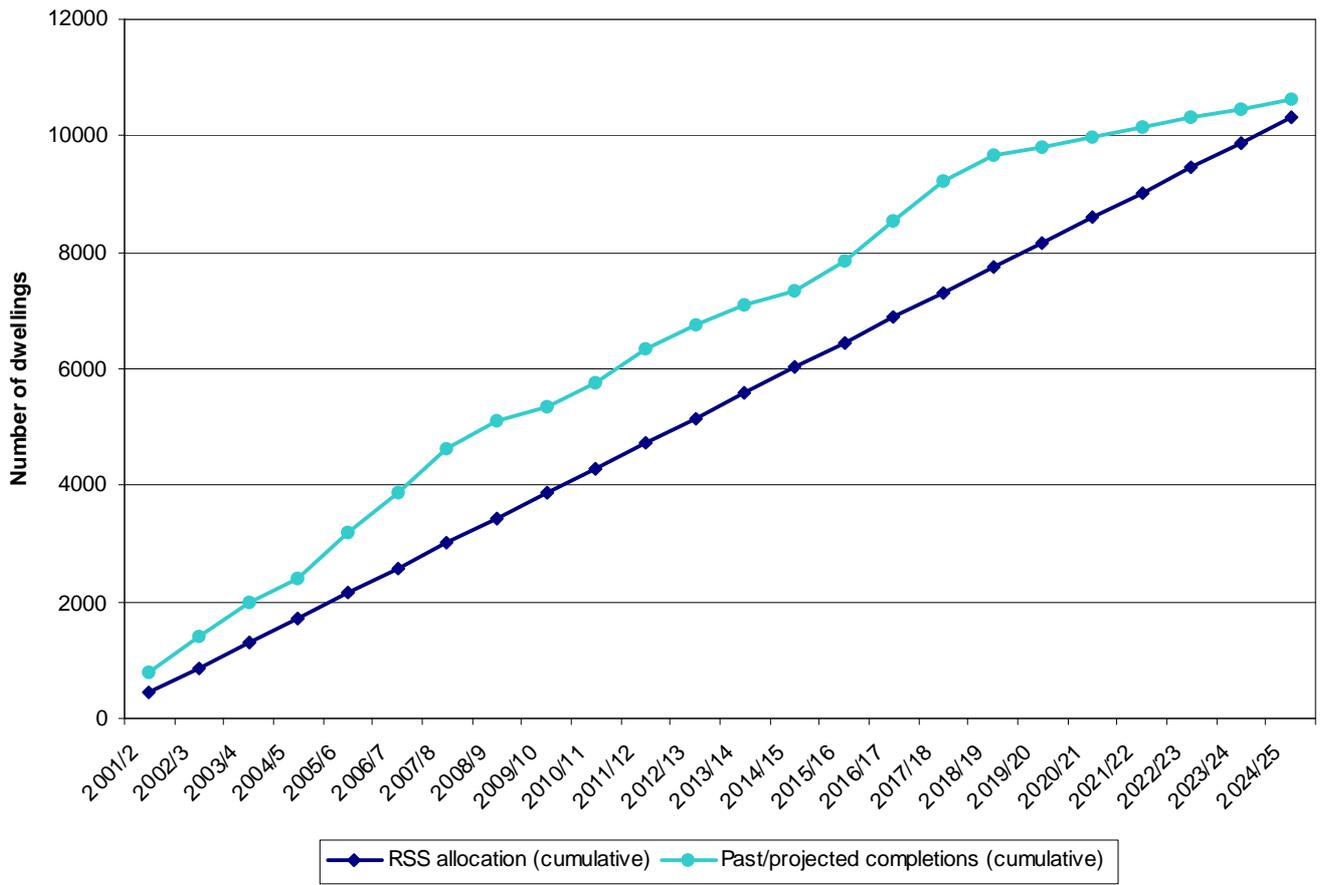
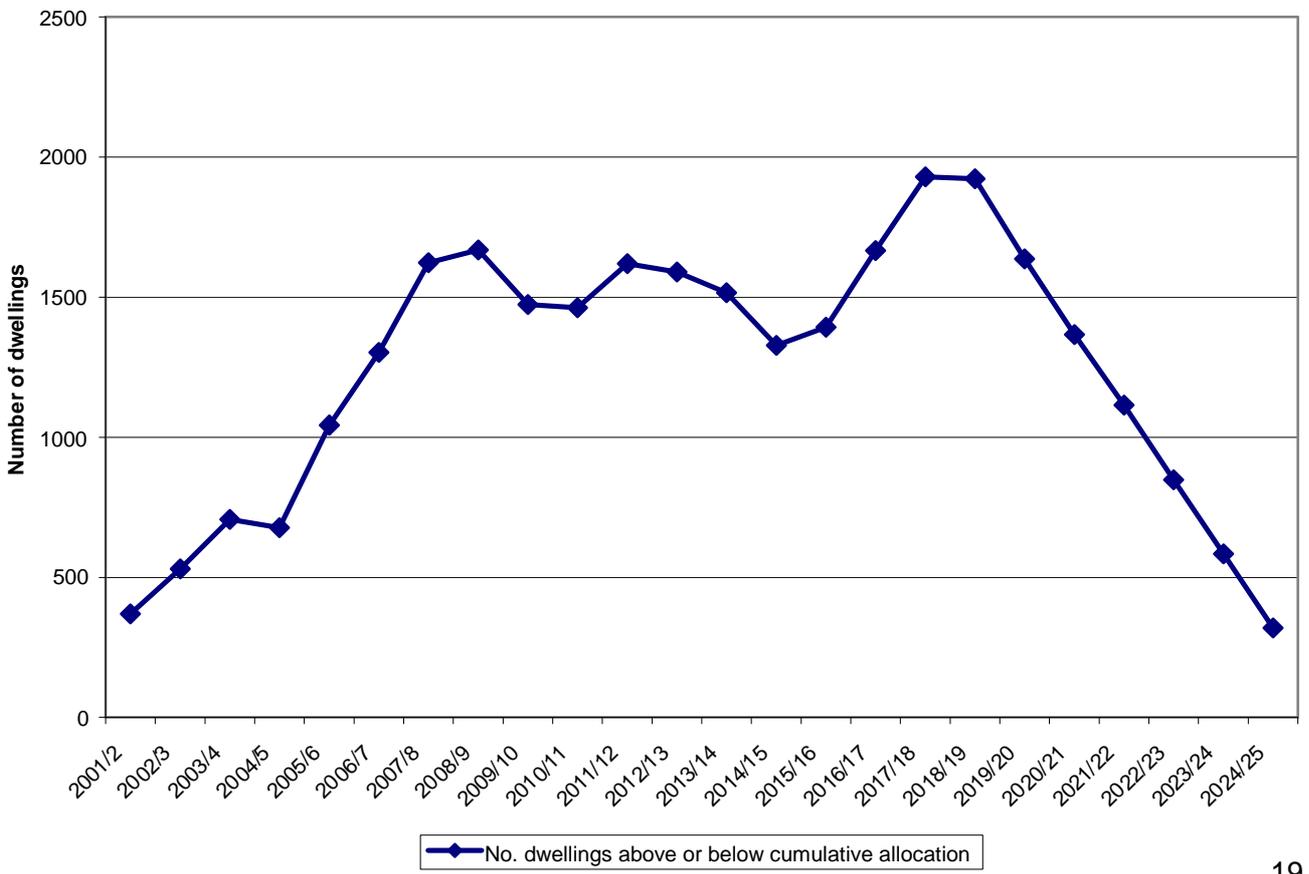


Figure 4.3 Housing Trajectory: Monitor



New and converted dwellings on PDL [Core Output Indicator H3 and Local Indicator]

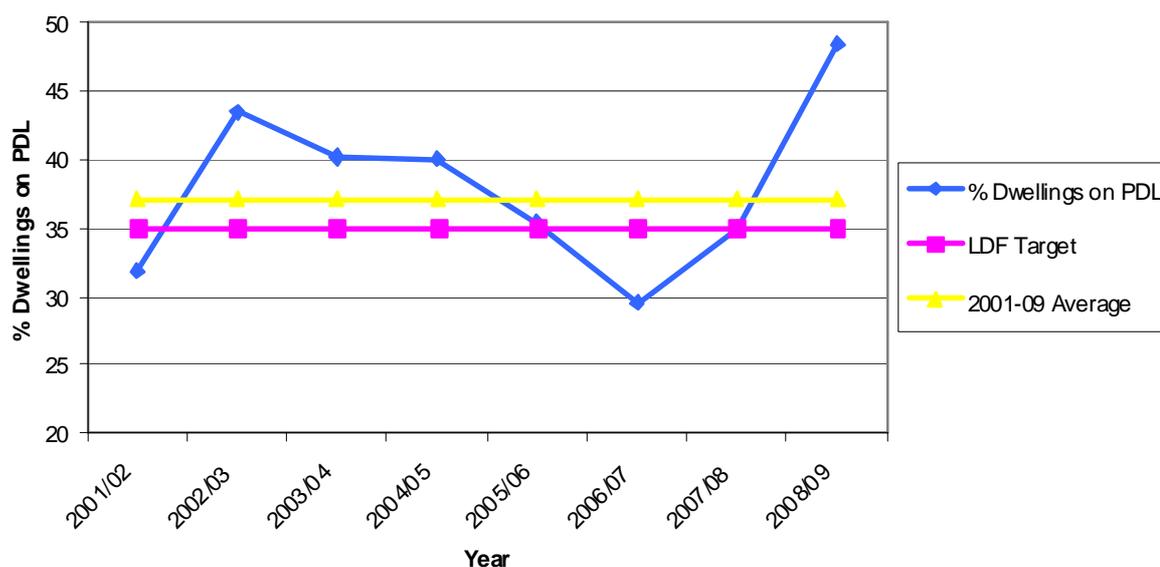
- 4.13** Core Output Indicator H3 will also monitor the effectiveness of Core Strategy Policy CS2: Housing. The target is for 35% of dwelling completions from 2001 to 2025 to be on Previously Developed Land.
- 4.14** There were 503 completions during the year, and a loss of 28 dwellings, leaving a net increase of 475 dwellings. Of the 503 gross completions, 244 dwellings were on previously developed land, representing 48.5% (Table 4.3). Appendix 3 provides a previously developed land trajectory which indicates that the Council is on track to meet the proposed LDF target of 35%.

Table 4.3 New and Converted Dwellings (Gross) on PDL

H3	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2001-2009
PDL	261	267	255	176	299	216	288	244	2006
Greenfield	558	347	380	264	545	515	535	259	3403
% Gross on PDL	31.9%	43.5%	40.2%	40.0%	35.4%	29.6%	35.0%	48.5%	37.1%

Source: CCCRG

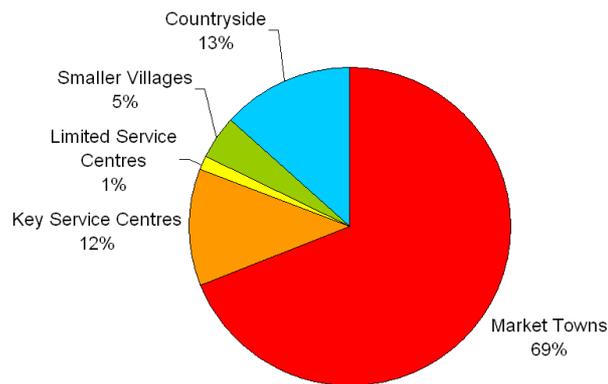
Figure 4.4 Percentage of Housing Completions on PDL



Proportion of dwellings completed – by location [Local Indicator]

- 4.15** This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS1: Spatial Strategy. The target is for 66% of housing development to take place in the Market Towns and 16% in the Key Service Centres over the plan period.
- 4.16** Figure 4.5 shows the breakdown of where the new dwelling completions were located in the district for the monitoring period. The proportions of dwellings completed in the Market Towns and in Key Service Centres were broadly on target.

Figure 4.5 Proportion of Dwelling Completions (gross)



Source: CCCRG

Number of dwellings completed – by settlement [Local Indicator]

- 4.17** This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS2: Housing. No targets have been set for individual settlements.
- 4.18** Table 4.4 shows the breakdown of where the new dwelling completions were located in the district for the monitoring period by settlement.

Table 4.4 Net Dwellings Completed in East Cambridgeshire Settlements

	2005/06	2006/07	2007/08	2008/09
Aldreth	2	0	3	1
Ashley	0	1	1	0
Black Horse Drove	1	0	3	0
Bottisham	1	1	1	4
Burwell	60	12	9	19
Chettisham	0	0	1	1
Cheveley	0	1	1	2
Ely	281	144	274	138
Fordham	2	2	2	-1
Haddenham	19	2	1	20
Isleham	2	8	9	0
Kennett	0	0	2	0
Littleport	104	113	60	89
Little Downham	14	3	34	4
Little Thetford	1	0	0	1
Lode	1	1	0	1
Mepal	5	18	-1	1
Newmarket Fringe	2	0	8	3
Prickwillow	0	5	3	3
Pymoor	1	0	1	0
Queen Adelaide	0	3	0	0
Reach	0	1	0	3
Saxon Street	8	1	0	0
Snailwell	0	0	0	4
Soham	90	259	93	111
Stetchworth	0	-2	8	-1
Stretham	4	5	10	-1
Stuntney	0	0	1	0
Sutton	102	43	87	6
Swaffham Bulbeck	0	0	-2	0
Swaffham Prior	1	0	1	0
Wardy Hill	3	1	1	0
Wentworth	2	3	1	0
Wicken	0	1	3	3

	2005/06	2006/07	2007/08	2008/09
Wilburton	3	3	8	0
Witcham	5	3	1	1
Witchford	6	10	0	1
Outside Settlements	76	46	127	62

Source: CCCRG

Gross affordable housing completions [Core Output Indicator H5, National Indicator 155, Local Area Agreement Indicator and Local Indicator]

- 4.19** Core Output Indicator H5 will also monitor the effectiveness of Core Strategy Policy CS2: Housing. The target is for 30% of housing provided from 2008 to 2025 to be affordable.
- 4.20** A total of 120 affordable dwellings were built during the year (Table 4.5). This represented 23.9% of total completions. This is close to the local target of 30% but falls considerably short of the identified need for 597 affordable dwellings per annum between 2008-2013 (Cambridge Sub-Region Strategic Housing Market Assessment 2008).

Table 4.5 Gross affordable housing completions 2001 to 2009

H5	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2001-2009
Total Completions	819	614	635	440	844	731	823	503	5408
Affordable	56	46	68	59	207	197	132	120	885
% Affordable	6.8%	7.5%	10.7%	13.4%	24.5%	27.0%	18.4%	23.9%	16.4%

Source: CCCRG

Housing quality – building for life assessments [Core Output Indicator H6]

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

Housing mix [Local Indicator]

- 4.22** This indicator has been designed to monitor the effectiveness of Core Strategy Policy H1: Housing Mix. The target is for 40% of additional dwellings completed on schemes of 10 dwellings or more to contain 2 or fewer bedrooms.
- 4.23** Table 4.6 shows the size mix of housing completions in the district since 2001. In 2008/09, 41.2% of new dwellings were 1 or 2 bed properties. This exceeds the target for 40%⁵.

Table 4.6 Housing mix (gross new dwelling completions by number of bedrooms) 2001-2009

No. of Bedrooms	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	% Total
1 Bed	49	22	32	21	117	61	43	60	7.5%
2 Bed	136	92	112	92	246	195	280	147	24.0%
3 Bed	309	218	200	175	259	272	280	135	34.2%
4+ Bed	320	271	287	146	217	186	187	133	32.3%
Unknown	5	11	4	6	5	17	33	28	2.0%
Total Completions	819	614	635	440	844	731	823	503	

Source: CCCRG

⁵ Note: affordable and general market housing completions are included in the data, but the Housing Needs Survey was restricted to private/general market housing.

Percentage of additional dwellings meeting Lifetime Homes standards [Local Indicator]

- 4.24** This indicator has been designed to monitor the effectiveness of Core Strategy Policy H1: Housing Mix. The target is for 20% of additional dwellings (including affordable housing) completed on schemes of 5 dwellings or more to meet Lifetime Homes standards⁶.
- 4.25** No dwellings were completed in 2008/09 that met the Lifetime Homes standards.

Housing density - number of dwellings per hectare [Local Indicator]

- 4.26** This indicator has been designed to monitor the effectiveness of Core Strategy Policy H2: Density. The target is for the district to achieve an average density of 30 dwellings per hectare on new developments (sites greater than 9 dwellings). This target reflects the national indicative minimum encouraged by the Government in PPS3.
- 4.27** Over 9% of all dwelling completions were at densities in excess of 50dph and 85.7% of all dwelling completions were at densities between 30-50dph. Only 5.2% of all dwellings were completed at densities below the Core Strategy target (Table 4.7). The average density of all dwelling completions increased slightly in 2008/09 to 42.46dph.

Table 4.7 – Average density of completed dwellings (2005-2009)

	<30 dph	30-50dph	>50dph	Total Completed
2005-2006	4.0%	74.4%	21.6%	676
2006-2007	13.8%	86.2%	0.0%	123
2007-2008	1.6%	87.7%	10.7%	685
2008-2009	5.2%	85.7%	9.1%	308
Average 2001-2009	24.4%	63.0%	12.6%	3389

Source: CCCRG

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

Location and tenure of affordable housing completions [Local Indicator]

- 4.28** This indicator has been designed to monitor the effectiveness of Core Strategy Policy H3: Affordable Housing. The first target is to secure 40% of new dwellings as affordable housing in the south of the district, 30% in the north and 35% in Ely (on new developments over 3 units in size) over the plan period. The second target is for 70% of completed dwellings over the plan period to be for rent and 30% for shared ownership. It is hoped that this approach will bring forward affordable housing in the smaller villages where large-scale development is rare and need is high.
- 4.29** Table 4.8 shows the location and tenure of affordable housing completions in 2008/09:
- *Ely* - 54 affordable dwellings were completed. This represents 36% of total completions in Ely, exceeding the target of 35%.
 - *North of the district* – 64 affordable dwellings were completed. This represents 24% of total completions in the north against the target of 30%.
 - *South of the district* – 2 affordable dwellings were completed. This represents 2% of total completions in the south against the target of 40%.

⁶ 'Lifetime Homes' is a design standard that ensures that homes can easily be adapted in the future to meet the existing and changing needs of most households. The standard will have to be incorporated into all new homes by 2016.

- In total, 86% of affordable housing completions were social rented (including key workers) and 14% were shared ownership.

Table 4.8 Location and Tenure of Affordable Housing Completions

Site	Area	Completions 2008/09	Dwelling Size and Tenure Mix	PDL
Westfield Farm, St. Johns Road, Ely	Ely	18	12 x 1-bed: all social rented 6 x 2-bed: all social rented	No
Phase 3, Prickwillow Road, Ely	Ely	36	1 x 1-bed: social rented 26 x 2-bed: 6 shared ownership, 20 social rented 9 x 3-bed: 5 shared ownership, 4 social rented	No
Land at Littleport Community Primary School, Parsons Lane, Littleport	North	33	21 x 1-bed: all social rented 9 x 2-bed: all social rented 3 x 4-bed+: all social rented	No
Former AA Griggs Site, 46 Townsend, Soham	North	19	6 x 1-bed: all social rented 8 x 2-bed: all social rented 2 x 3-bed: all shared ownership 3 x 4-bed: all social rented	Yes
Land southwest of 15 Townsend, Soham	North	12	2 x 1-bed: all social rented 3 x 2-bed: all social rented 4 x 3-bed: 3 shared ownership, 1 social rented 3 x 5-bed: 3 social rented	No
Land to the south of Tunbridge Hall, Tunbridge Lane, Bottisham	South	2	1 x 3-bed: shared ownership 1 x 4-bed: social rented	No

Source: CCCRG and District Monitoring

Number of residential care home bedspaces completed [Local Indicator]

4.30 This indicator has been designed to monitor the effectiveness of Core Strategy Policy H6: Residential Care Homes. The Cambridge Sub-region Strategic Housing Market Assessment identifies a need for an additional 550 nursing home beds, an additional 1,800 'extra care' sheltered housing units and 1,000 fewer residential care home bedspaces in the county by 2021. No district breakdown is provided, however, based on the proportion of existing residential and nursing home bedspaces in East Cambridgeshire, the following approximate levels of provision have been inferred:

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

4.31 In 2007, there were 414 nursing home and residential care bedspaces in the district, 190 of which were funded by Cambridgeshire County Council to some degree. In 2008/09, a self-contained 40-bed residential home for dementia care (with an additional 16 staff beds) was completed at Hilton Park Care Centre, Bottisham. This development also included a 10-bed self-contained home for younger people with learning and/or mental disorders.

Loss of mobile home pitches [Local Indicator]

4.32 This indicator has been designed to monitor the effectiveness of Core Strategy Policy H7: Mobile Home and Residential Caravan Parks. The target is for no mobile home pitches to be lost per year.

4.33 Data from CCCRG indicates that no mobile home pitches were lost during 2008/09.

Number of extensions or replacement buildings in the countryside with a capacity of more than 25% of the original building [[Local Indicator](#)]

- 4.34** This indicator has been designed to monitor the effectiveness of Core Strategy Policy H8: Alterations or Replacement of Dwellings in the Countryside. The target is to allow no dwellings in the countryside to be significantly increased in size.
- 4.35** Council records indicate that one such dwelling was completed in 2008/09. The proposed floor area of a four-bedroom replacement dwelling at The Annexe, Ely Road, Prickwillow slightly exceeded the criteria of Policy H8. However, it was considered that the proposed dwelling was in accord with the spirit of national planning policy guidance in PPS7.

Gypsy and Traveller Sites

- 4.36** In 2007, it was estimated that there were 90 traveller families on a mix of private and Council sites and 35-40 traveller families in social housing in the district (source: East Cambridgeshire Sub-District Gypsy Needs Assessment, 2007). There is still a seasonal pattern to numbers, though not as evident as in past years, because of economic and social changes that have reduced the links between traveller employment and agriculture (e.g. increased reliance on migrant workers).
- 4.37** The East of England Plan has established pitch requirements for all local authorities in the region. A pitch is the space required to accommodate one household and will vary according to the size of the household in a similar way to housing for the settled community. The number of caravans can be considered comparable to the number of bedrooms in a house.
- 4.38** The Council owns 3 gypsy sites in the district: Earith Bridge, Haddenham parish (13 pitches), Burwell (9 pitches) and Wentworth (9 pitches). Table 4.9 summarises the number and type of authorised gypsy sites and caravans.

Table 4.9 Number of Authorised Gypsy Sites and Caravans

No. Authorised Pitches	No. Sites	Number of Caravans							% Change Jan 08-Jan 09
		Jan 06	Jul 06	Jan 07	Jul 07	Jan 08	Jul 08	Jan 09	
Council owned sites	30	59	59	64	57	56	59	65	+16.1%
Private sites	30	67	56	53	61	68	58	87	+27.9%
Tolerated sites	Variable	13	11	9	3	3	3	7	+133.3%
Total	60	139	126	126	121	127	120	159	+25.2%

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

Note: The term 'caravan' also includes 'mobile home'

Net additional pitches (Gypsy and Traveller) [[Core Output Indicator H4](#) and [Local Indicator](#)]

- 4.39** Core Output Indicator H4 will also monitor the effectiveness of Core Strategy Policy CS3: Gypsies and Travellers. The East of England Regional Assembly (EERA) completed a 'Single Issue Review' in July 2009 to address the accommodation needs of Gypsies and Travellers. This requires East Cambridgeshire to provide at least 35 pitches to meet urgent need to 2011. Beyond this, the district must plan for an annual increase of 3% in the overall level of pitch provision. This equates to 46 additional pitches between 2011-2025 and a total of 81 new pitches between 2006-2025.

4.40 Table 4.10 shows the net additional pitches for Gypsies and Travellers completed in the district. Two pitches were completed in 2008/09 in the central area (this was wrongly recorded as 6 pitches by CCCRG). Since 1st April 2009, 20 pitches have been approved.

Table 4.10 Net additional pitches for Gypsies and Travellers (2001-2009)

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2001-2009
Net additional pitches	0	0	0	0	2	0	2	2	10

Source: CCCRG

Number of pitches approved in each sub-district area [Local Indicator]

4.41 This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS3: Gypsies and traveller sites and sites for travelling showpeople. The target is for 56% of pitches to be approved in the north of the district, 18% in the central area and 26% in the south over the plan period.

4.42 Table 4.11 shows where pitches have been approved from 2006-2009.

Table 4.11 Pitches approved for Gypsies and Travellers (2006-2009)

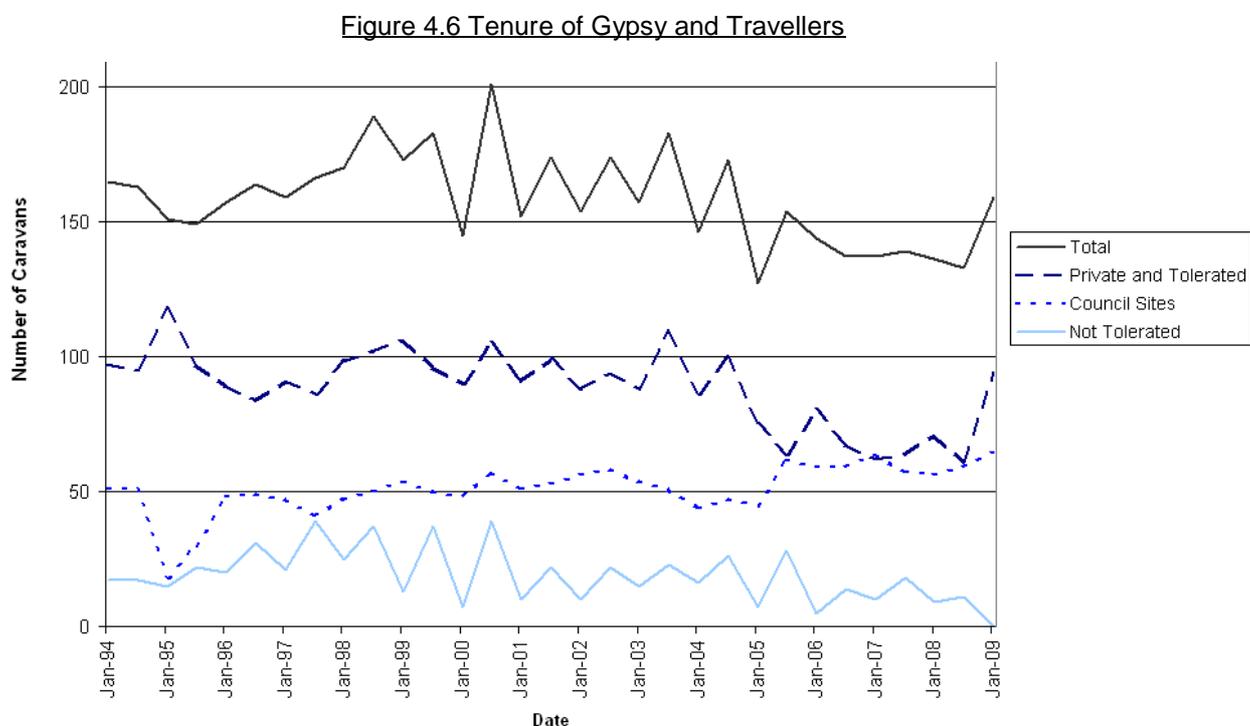
No of pitches per area	North 56% = 20 pitches	Central 18% = 6 pitches	South 26% = 9 pitches	Total 35
Pitches approved since 2006	4 pitches: Highlands, Whitecross Road, Wilburton (08/00005/FUL)	1 pitch (personal condition): 77a Station Road, Fordham (07/00608/FUL)		
	2 pitches (subdivision): Blue Bell Way, Hod Hall Lane, Haddenham (08/00864/FUL)	2 pitches: Land adjacent Evergreen, Waterside, Isleham		
	2 pitches: Grunty Fen Road, Witchford (08/00497/VAR)			
	1 pitch (subdivision): Wentworth Travellers Site, Staple Field, Wentworth (07/00268/FUL)			
	11 pitches: Whitecross Farm, Whitecross Road, Wilburton			
Total pitches approved in sub-area	20	3	0	23
Remaining Pitches to find to 2011	0	3	9	12

Source: ECDC

Tenure of gypsy sites [Local Indicator]

4.43 This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS3: Gypsy and traveller sites and sites for travelling showpeople. The target is to meet the needs of the local gypsy population. The East Cambridgeshire Sub-District Gypsy and Travellers Needs Assessment (2007) concluded that in terms of tenure, privately owned and sites for rent are needed due to financial constraints. The mix of sites and the potential involvement of Registered Social Landlords to provide rented sites (possibly in partnership with the Council) will be fully investigated in the Site Allocations DPD.

4.44 Figure 4.6 indicates the level of private and tolerated Gypsy owned sites, Council owned sites, and untolerated sites in the district since 1994. Historically, the number of caravans has increased in the summer as more gypsy families come to the district for seasonal work, however this appears to have happened less in recent years.



Number of vacant pitches on Council-run sites and number of unauthorised encampments in the district [Local Indicator]

4.45 This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS3: Gypsies and Travellers. The target is to minimise the number of vacant pitches on Council-run sites and the number of unauthorised encampments in the district.

4.46 There were no vacant pitches on Council-run sites and 2 unauthorised encampments in the district in the monitoring year (source: East Cambridgeshire District Council). Table 4.12 shows the number of “not tolerated” caravans on unauthorised encampments (without planning permission) for the last 7 biannual counts.

Table 4.12 Number of “Not Tolerated” Caravans on Unauthorised Sites

	Caravans on Gypsy-owned Land	Caravans on Land Not Owned by Gypsies
January 2009	0	0
July 2008	2	11
January 2008	0	9
July 2007	0	18
January 2007	1	10
July 2006	0	14
January 2006	0	5

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

Employment

Total amount of additional employment floorspace – by type [Core Output Indicator BD1 and Local Indicator]

- 4.47** Core Output Indicator BD1 will also monitor the effectiveness of Core Strategy Policy CS4: Employment. There is currently no fixed target for the amount of employment floorspace to be developed per annum.
- 4.48** Table 4.14 shows the amount and type of new completed floorspace (gross and net) in the district. In total, **21,032 sq m (gross)** of employment floorspace was developed in 2007/08, compared to the 6,209 sq m developed in 2007/08. This employment floorspace was developed on **14.78ha** of land. Once more there was significantly more B1(a) development than B1(c), B2 and B8 development.
- 4.49** Overall, there was a gain of **13,526 sq m (net)** of employment floorspace compared to a net loss of 37,574 sq m in 2007/08.

Amount of land and floorspace developed for employment – by location [Local Indicator]

- 4.50** Table 4.13 shows where the new completed employment floorspace was developed in 2008/09. The large schemes included:
- Warehouse extension and associated plant at Anson Packaging Ltd, Elean Business Park, Sutton (6,075 sq m)
 - Construction of headquarters building, energy building, gardeners store, two stud workers dwellings, and security office and lodge at Dalham Hall Stud, Duchess Drive, Newmarket (4,028 sq m, of which 3,808 sq m completed in 2008/09)
 - Change of use to B2 at Unit 6, 73 Station Road, Kennett, Newmarket (2,142 sq m)
 - Change of use of stable block to laboratories and office (B1) at Horse Racing Forensic Laboratory, Newmarket Road, Fordham (1,915 sq m)
 - Factory unit at Commercial Yard, Northwest of 60 Reach Road, Burwell (1,040 sq m)

Table 4.13 Amount of Completed Land and Floorspace for Employment Uses

Location	B1		B2		B8		Total B Uses	
	Floorspace (sq m)	Area (ha)						
Ely	844	0.16			67	0	911	0.16
Soham	203	0.22	937	1.62			1140	1.84
Littleport	75	0.03	279	0.11	449	1.29	803	1.43
Burwell			1040	1.79			1040	1.79
Haddenham					196	3.28	196	3.28
Sutton			6075	0			6075	0
Fordham	2115	0.17			512	0	2627	0.17
Isleham			200	0.02			200	0.02
Little Downham	472	0.05					472	0.05
Stretham	270	0.87			775	0.25	1045	1.12
Cheveley	35	0.09					35	0.09
Kennett			2,142	0.49			2142	0.49
Swaffham Bulbeck	538	0.72					538	0.72
Woodditton	3,808	3.63					3808	3.63
TOTAL	8,360	5.94	10,673	4.03	1,999	4.82	21,032	14.79

Source: CCCRG

Table 4.14 Total Amount of Additional Employment Floorspace - By Type

Indicator		B1a			B1b			B1c			B2			B8			Total (2008/9)*
		2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	
BD1	Gross (sq m)	1,057	2,752	5,503	0	0	2,115	2,629	446	472	7,946	1,913	10,673	4,703	1,098	1,999	21,032
	Net (sq m)	268	1,647	5,481	0	0	2,056	1,649	-1,160	64	8,153	-37,267	7,025	4,014	-794	-750	13,526

Source: CCCRG

Note: * = total includes B1 'unspecified'

Table 4.15 Total Amount of Employment Floorspace on Previously Developed Land – By Type

Indicator		B1a			B1b			B1c			B2			B8			Total (2008/9)*
		2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	
BD2	% Gross on PDL	72.6%	53.1%	90.2%	0.0%	0.0%	100.0%	18.7%	0.0%	100.0%	16.7%	62.5%	87.6%	40.7%	16.8%	94.6%	90.7%

Source: CCCRG

Note: * = total includes B1 'unspecified'

Table 4.16 Employment Land Available – By Type

Indicator		B1a			B1b			B1c			B2			B8			Total (2008/9)*
		2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	
BD3	Hectares	19.30	17.63	12.06	0.02	0.17	0.00	2.47	1.03	1.09	17.12	13.22	12.12	13.15	14.87	13.39	66.82

Source: CCCRG

Note: * = total includes B1 'unspecified'

Total amount of employment floorspace on previously developed land – by type [Core Output Indicator BD2 and Local Indicator]

- 4.51 Core Output Indicator BD2 will also monitor the effectiveness of Core Strategy Policy CS4: Employment. The target is to maximise development on previously developed land (PDL).
- 4.52 Table 4.15 shows the amount and type of completed employment floorspace (gross) coming forward on PDL in the district. There was a high proportion of development on PDL for all types of employment use in the monitoring period. Overall, **90.7%** of employment development occurred on PDL.

Employment land available – by type [Core Output Indicator BD3 and Local Indicator]

- 4.53 Core Output Indicator BD3 will also monitor the effectiveness of Core Strategy Policy CS4: Employment. The target is to increase available employment land by at least 3.6ha per annum.
- 4.54 Table 4.16 shows the total amount and type of employment land available in the district as at 31st March 2009. The area of employment land increased from 58.35ha to **66.82ha** over the monitoring period. This increase of 8.5ha exceeds the Core Strategy target.

Number of new jobs created [Local Indicator]

- 4.55 This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS4: Employment. The target is to achieve net job growth of 6,200 over the plan period.
- 4.56 In 2008 there were 24,500 employee jobs in East Cambridgeshire. This was a slight decrease from 2007 when the district had 24,900 employee jobs (Source: ONS annual business inquiry employee analysis).

Amount of employment land lost to non-employment uses [Local Indicator]

- 4.57 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EC1: Retention of Employment Sites and Policy CS4: Employment. The target is to minimise the amount of employment land lost to other uses (unless either the continued use of the site for employment purposes is no longer viable; the development would give rise to unacceptable environmental problems; or an alternative use or mix of uses offers greater potential in meeting local business and employment needs).
- 4.58 As Table 4.17 shows, there were 6 developments which involved the loss of employment land to other uses within the monitoring period. In total, 3,840 sq m of employment floorspace was lost to other uses, a similar figure to 2007/08. However, as detailed below, most developments had reasonable justification.

Table 4.17 Employment Land Lost to Non-Employment Uses

Location	Details of Scheme	Area		Justification
		Sq m	Ha	
Land at 27 Market Street, Fordham	Demolition of factory buildings and erection of 8 dwellings.	1,415	0.66	The applicant was able to demonstrate a lack of demand for employment use.

Location	Details of Scheme	Area		Justification
		Sq m	Ha	
Site at Thurlow Nunn Standen Ltd, Lisle Lane, Ely	Demolition of existing building and erection of two retail units (one food/one non-food).	1,227	0.62	Site is 'edge-of-centre' and considered to be sequentially preferable for retail use.
Site at 1-5 Burberry Court, Littleport	Change of use of existing B1 units on the ground floor of residential development into 5 dwellings.	620	0.03	The applicant was able to demonstrate a lack of demand for B1 use.
Land at G & J Peck Ltd, Lisle Lane, Ely	Change of use of existing workshop to retail of agricultural and horticultural machinery	171	0.02	Existing site. No adverse impacts from proposed retail use.
Land adjacent 2 Froize End, Haddenham	Construction of 1 dwelling and timber framed car barn.	149	0.04	The proposal was considered to meet housing need for 1-2 bed properties.
Property at 28A Regal Drive, Soham	Change of use from warehouse (B1, B2 & B8) to part (B1, B2 & B8) and part to Sound Proofed Dance and Rehearsal Studio (D2).	258	0.02	No sequentially preferable sites available. No external changes were proposed.

Source: CCCRG and ECDC

Extensions to existing businesses in the countryside [\[Local Indicator\]](#)

4.59 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EC2: Extensions to Existing Buildings in the Countryside. The Council aims to assist businesses in their proposals to extend on site, subject to schemes being of an appropriate scale and character. There is no target for the number of extensions approved.

4.60 As Table 4.18 shows, there were 3 extensions to existing buildings in the countryside approved during the monitoring period.

Table 4.18 Extensions to Existing Buildings in the Countryside

Location	Details of Scheme
Unit 12 Northfield Road Business Park, Northfield Road, Soham	1 bay portal frame extension for storage.
Property at Turners (Soham) Ltd, Fordham Road, Newmarket	Construction of new three-storey office building attached to existing offices.
Land Adjacent The Chestnuts, Ely Road, Sutton	New offices and staff facilities, staff and customer parking.

Source: CCCRG

Number of rural buildings reused or redeveloped for non-residential uses [\[Local Indicator\]](#)

4.61 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EC3: Non-residential Re-use or Replacement of Buildings in the Countryside. The target is to maximise the number of buildings that are re-used / redeveloped for non-residential uses where proposals meet the relevant criteria.

4.62 In total, 11 rural buildings were redeveloped for non-residential uses (Table 4.19).

Table 4.19 Number of Rural Buildings Reused or Redeveloped for Non-Residential Uses

Location	Details of Reuse or Redevelopment
Unit 6, 73 Station Road, Kennett, Newmarket	Change of use to B2.
Land at Horse Racing Forensic Laboratory, Newmarket Road, Fordham	Change of use of stable block to laboratories and office (B1) with mezzanine floor complete with front and rear (2-storey) extension.

Location	Details of Reuse or Redevelopment
Former Cold Store, Wilburton Road, Stretham	Change of use from industrial B2 to industrial B8 for storage of skips.
Land at Four Mile Stable Farm, Cambridge Road, Newmarket	Change of use to offices and detailed proposals for existing buildings, removal of open cart shed and infill building to create enclosed yard.
"Old warehouse" at 11 Black Bank Road, Little Downham	Proposed variation of condition 7 (of approval E/97/0492/FUL) to allow other uses falling within use classes B1(C) & B8.
Property at 28A Regal Drive, Soham	Change of use from Warehouse (B1, B2 & B8) to part (B1, B2 & B8) and part to Sound Proofed Dance and Rehearsal Studio (D2).
Site at Falcon Motor Centre, Cambridge Road, Stretham	Change of use from sui-generis to mixed use including car valeting B1.
Units, 9-10 Hall Barn Road Industrial Estate, Hall Barn Road, Isleham	Change of use from B1 to B2 commercial for carrying out car body repairs and refinishing and relevant mechanical repairs as necessary.
Land at G & J Peck Ltd, Lisle Lane, Ely	Change of use of existing workshop to retail of agricultural and horticultural machinery.
9 Nelsons Lane, Haddenham	Demolish existing building rebuild new.
Tote Credit Building July Race Course, Cambridge Road, Newmarket	Change of use from betting shop A2 to bar A4.

Source: CCCRG

Change of use of rural buildings to residential use [[Local Indicator](#)]

- 4.63** This indicator has been designed to monitor the effectiveness of Core Strategy Policy EC4: Residential Re-use of Buildings in the Countryside. The target is to minimise the number of dwellings completed for rural workers unless they comply with the criteria of Policy EC4.
- 4.64** One rural building in the countryside was lost to residential use in 2008/09. This was a building at Eye Hill Farm in Soham (source: CCCRG).

Number of employment buildings approved on the edge of settlements [[Local Indicator](#)]

- 4.65** This indicator has been designed to monitor the effectiveness of Core Strategy Policy EC6: New Employment Buildings on the Edge of Settlements. No target has been set.
- 4.66** There is no formal guidance on what constitutes 'edge of settlement', however, Policy EC6 considers that these sites must be easily accessible by foot or cycle from the settlement (i.e. edge of the development envelope). We have used 300 metres as a threshold as PPS6 advises this to be an 'easy walking distance'.
- 4.67** As Table 4.20 shows, there were 3 new employment buildings approved on the edge of settlements over the monitoring period.

Table 4.20 New Employment Buildings on the Edge of Settlements

Location	Details of Scheme	Distance from Development Envelope
Haulage Yard south of 20 Regal Lane, Soham	Demolition of existing workshop and erection of new replacement HGV workshop and haulage yard offices.	85m
Land south of Straw Burning Plant, Elean Business Park, Sutton	Outline planning permission for data centre buildings (Class B1) up to 65,000 sq m and associated services, offices, infrastructure, car parking and landscaping.	300m
Building at 73 Station Road, Kennett	Erection of replacement storage building.	150m

Source: CCCRG

Number of new tourism-related permissions [\[Local Indicator\]](#)

- 4.68** This indicator has been designed to monitor the effectiveness of Core Strategy Policy EC8: Tourist Facilities and Visitor Attractions. The target is to maximise the number of new tourism-related permissions that have no significant effects on the environment.
- 4.69** No schemes were approved in 2008/09 which related to tourism.

Services and Infrastructure

Amount of completed retail and leisure floorspace [\[Local Indicator\]](#)

- 4.70** Table 4.21 shows completed retail developments (A1 uses) and leisure developments (D2 uses) for the monitoring year. Four retail developments and one leisure development were completed.

Table 4.21 Completed Retail and Leisure Floorspace

Location	Details of Development	Retail Floorspace (sq m)	Leisure Floorspace (sq m)
Land at G & J Peck Ltd, Lisle Lane, Ely	Extension and change of use of existing workshop to retail of agricultural and horticultural machinery.	171	0
Room at Stocks, 76-78 High Street, Bottisham	Change of use of one ground floor residential room to additional showroom area	25	0
34 Toyse Lane, Burwell	Change of use from playroom to beauty salon (retrospective)	22	0
6 Black Bank Road, Little Downham	Change of use from Guest House, C1, (part of) to A1 hair salon and therapy room.	24	0
28A Regal Drive, Soham	Change of use from a warehouse to part warehouse, part Soundproofed Dance and Rehearsal Studio (D2).	0	319
TOTAL		242	319

Source: CCCRG

Number of completed new or improved community, infrastructure and transport facilities [\[Local Indicator\]](#)

- 4.71** This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS7: Infrastructure. The target is to maximise the provision of new or improved community, infrastructure and transport facilities (excluding retail units).
- 4.72** There were 4 community facilities completed in 2008/09, as detailed in Table 4.22.

Table 4.22 Completed New or Improved Community, Infrastructure and Transport Facilities

Application ref.	Location	Details of Facility
07/01204/FUL	68 St Mary's Street, Ely	Change of use to Cosmetic Dental Surgery.
08/00977/FUL	Site at Limes Farm, Kirtling Road, Woodditton	Proposed vets facility attached to existing pharmacy.
06/00135/FUL	Staploe Medical Centre, Brewhouse Lane, Soham	Change of use of arable land to medical centre including extension for additional consulting rooms.
07/01381/FUL	1 Church Lane, Kennett	Change of use from Residential to Educational use by attached Kennett County Primary School.

Source: CCCRG

Loss of important community, infrastructure or transport facilities [Local Indicator]

- 4.73** This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS7: Infrastructure. The target is to minimise the loss of important community, infrastructure and transport facilities (excluding retail units).
- 4.74** There were no losses of community, infrastructure and transport facilities in 2008/09.

Proportion of new dwellings completed within 30 minutes public transport time of key services [National Indicator 175, Local Indicator]

- 4.75** This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS8: Access. The target is to maximise the proportion of new dwellings that are completed within 30 minutes public transport time of key services including employment areas, town centres, GP surgeries, hospitals, primary schools and secondary schools.
- 4.76** Data is collected using Accession, a GIS-based application that measures accessibility to public transport services. Government guidance states that major retail centres should include market towns that provide a range of services for their rural catchment area (i.e. Ely). Ely is also defined as an employment centres as it provides 500+ jobs, and also as a location for a hospital and major retail centre.
- 4.77** The majority of new housing development was carried out in close proximity to key services, although accessibility was generally slightly poorer than 2007/08 (Table 4.23).

Table 4.23 Dwellings Completed (Net) within 30 Minutes of Public Transport Time of Key Services

	2007/08	2008/09
Employment Area	91.4%	94.2%
Retail Centre	87.5%	81.5%
GP Surgery	97.2%	93.8%
Hospital	60.2%	58.1%
Primary School	97.6%	92.4%
Secondary School	82.9%	82.5%
All Key Services	53.3%	44.1%

Source: CCCRG

Total amount of floorspace for 'town centre' uses [Core Output Indicator BD4 and Local Indicator]

- 4.78** Core Output Indicator BD4 will also monitor the effectiveness of Core Strategy Policy S1: Location of Retail and Town Centre Uses⁷. The target is to maximise the percentage of 'town centre' uses in the town centres of Ely, Soham and Littleport.
- 4.79** Tables 4.24 and 4.25 show the amount of completed floorspace for town centre uses within (i) local authority area and (ii) town centre areas. In 2008/09 there was 242 sq m of retail development (A1), 697 sq m of financial/professional services development (A2), 5,503 sq m of office development (B1a) and 319 sq m of assembly/leisure development (D2). Of this, 94 sq m of A2 development was located in the town centre areas.

⁷ For the purpose of this indicator, town centre uses are defined by CLG as Use Classes A1, A2, B1a, and D2.

Table 4.24 Amount of Completed Floorspace for 'Town Centre Uses' in Local Authority Area

BD4(i)	A1			A2			B1(a)			D2		
	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9
Gross (sq m)	88	0	242	86	383	697	1,577	2,752	5,503	3,626	156	319
Net (sq m)	-1,593	-176	-133	-188	298	603	268	1,647	5,481	1,066	156	319

Table 4.25 Amount of Completed Floorspace for 'Town Centre Uses' in Town Centre Area

BD4(ii)	A1			A2			B1(a)			D2		
	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9	2006/7	2007/8	2008/9
Gross (sq m)	61	0	0	75	156	94	0	0	0	0	0	0
Net (sq m)	-482	-137	-60	-199	156	94	-375	-87	0	0	0	0

Source: CCCRG

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

Percentage of A1 and A2 floorspace in Ely Primary Shopping Frontage [Local Indicator]

- 4.80** This indicator has been designed to monitor the effectiveness of Core Strategy Policy S2: Retail Uses in Town Centres. The target is for at least 60% of floorspace in Ely Primary Shopping Frontage to be A1 use.
- 4.81** The District Council's Retail Survey 2009 indicates that 74% of trading units are in A1 use and a further 12% are in A2 use. This compares to 68% and 13% respectively in 2005 (source: East Cambridgeshire Retail Study 2005). No data is yet available for the percentage of floorspace.

Retail vacancy rates in the town centres [Local Indicator]

- 4.82** This indicator has been designed to monitor the effectiveness of Core Strategy Policy S2: Retail Uses in Town Centres and Policy CS5: Retail and Town Centre Uses. The target is to minimise the number of vacant units in the town centres of Ely, Soham and Littleport.
- 4.83** The East Cambridgeshire District Council Retail Survey 2009 indicates that Ely and Littleport experienced an increase in the number of vacant units/floorspace within their town centres from 2008, but rates remained well below the UK average vacancy rate of 12% (Table 4.26). The fall in shop vacancy rates in Soham has seen a number of additions to the retail offer in the town centre.
- 4.84** Three retail units over 200 sq m (net) became vacant in Ely and Littleport as follows:
- Woolworths, 11 Market Place, Ely – 790 sq m
 - Ocean Cargo, Unit D/4 The Cloisters, Ely – 290 sq m (relocated to 11 High Street, Ely)
 - The Crown, 34 Main Street, Littleport – 212 sq m

Table 4.26 Retail vacancy rates in East Cambridgeshire Market Towns

Settlement	Year	No. Vacant Units	% Total Units	Vacant Retail Floorspace (sq m)	% Total Retail Area
Ely	2007	5	2.3%	519	1.2%
	2008	4	1.7%	704	1.6%
	2009	8	3.2%	1,452	3.3%
Littleport	2007	3	6.8%	201	3.2%
	2008	1	1.7%	125	2.0%
	2009	2	3.5%	314	5.0%
Soham	2007	6	7.8%	507	4.0%
	2008	8	12.3%	892	7.0%
	2009	2	3%	159	1.3%

Source: East Cambridgeshire District Council Retail Survey 2009

Sports pitches available for public use per 1,000 population [Local Indicator]

- 4.85** This indicator has been designed to monitor the effectiveness of Core Strategy Policy S3: Retaining Community Facilities and Open Space. Based on estimates of future demand, changing activity rates, the impact of sports development initiatives and population changes, it is estimated that 111 pitches in secured community use are needed in the district up to 2021 (1.33 per 1,000 population).
- 4.86** There are currently 99 pitches in secured community use in East Cambridgeshire, occupying 95.7ha of land (Source: East Cambridgeshire Sports Facilities and Play Areas Assessment, 2005). This is equivalent to 1.2ha per 1,000 population⁸.

Proportion of rights of way that are rated 'easy to use' [Local Indicator]

- 4.87** This indicator has been designed to monitor the effectiveness of Core Strategy Policy S6: Transport Impact. The target is to maximise the proportion of rights of way that are rated 'easy to use'.
- 4.88** Table 4.27 shows the percentage of rights of way in the district that are rated 'easy to use' for the last 5 years. This indicates that ratings have fallen slightly this monitoring period.

Table 4.27 Percentage of Rights of Way Rated 'Easy to Use'

	2004	2005	2006	2007	2008
Rated 'Easy to Use'	65.8%	44.4%	55.1%	71.8%	67.4%

Source: Cambridgeshire County Council Annual Rights of Way Survey

Number of improvements to walking and cycling routes [Local Indicator]

- 4.89** The Council was unable to incorporate this new indicator into the 2008/09 AMR. It is hoped that this will be reported on in future to monitor the effectiveness of Core Strategy Policy S6: Transport Impact.

⁸ Based on current population estimates (Paragraph 2.7)

Percentage and amount of completed development complying with car parking standards [Local Indicator]

4.90 The Council was unable to provide data for this indicator. It is hoped that this will be reported on in future to monitor the effectiveness of Core Strategy Policy S7: Parking Provision.

Environment

Total amount of open space provision [Local Indicator]

4.91 This indicator has been designed to monitor the effectiveness of Core Strategy Policy CS6: Environment. The target is to provide 4ha of open space per 1,000 population (source East Cambridgeshire Sports Facilities and Play Areas Assessment, 2005).

4.92 East Cambridgeshire currently has 166.04ha of open space. With an estimated population of 79,400 (Paragraph 2.7), this equates to **2.1ha** per 1,000 people. Jubilee Gardens in Ely remains the only site in East Cambridgeshire to be awarded Green Flag Status. The park forms part of a green corridor between the Great Ouse River and Broad Street.

Number of planning appeals allowed following refusal on ‘harm to landscape character’ grounds [Local Indicator]

4.93 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN1: Landscape Character. The target is for no appeals to be allowed following refusal by the Council on ‘harm to landscape character’ grounds.

4.94 There were 7 such planning appeals allowed in 2008/09 as detailed in Table 4.28.

Table 4.28 Planning Appeals Allowed Following Refusal on ‘Harm to Landscape Character’ Grounds

Appeal Ref.	Proposal	ECDC Reason for Refusal (Summary)	Inspector’s Comments (Summary)
APP/V0510/A/08/2089770	Demolition of 1-15 Walsingham Way, 87, 89 and 91a West Fen Roa, Ely and construction of 28 dwellings. (08/00833/FUM)	The proposed layout would result in an increase in bulk, massing and scale that would have a detrimental effect on the area contrary to Policies 4, 58, 59 and 62 of the Local Plan.	The proposed layout would produce a streetscape compatible with the overall character of the area. The proposals would provide a degree of transition from the town centre and older development to the east to the large modern estate to the west.
APP/V0510/A/08/2081527	Relocation of 5-bedroom dwelling and construction of two additional dwellings. Land Northwest of 4-8 The Shrubberies, Cheveley (08/00391/FUL)	The proposal would allow unacceptable erosion of Development Plan policy which seeks to ensure the preservation of rural character. The land should be incorporated back into the open space provision of the site. The proposed development is contrary to Policies 105, 106, 108 and 192 of the Local Plan.	I accept that saved policy 192 seeks to impose a strict limit on the number of dwellings within the larger area and this proposal would extend that limit. However, the rural character is based on clusters of houses separated by open areas. This pattern would be respected.
APP/V0510/A/08/2080459	Proposed extension and alterations to Goodwin Farm House. Goodwin Farm, 1 Heath Road, Swaffham Prior (08/00400/FUL)	The proposed extension would be a visual intrusion on the countryside contrary to Policy 88 of the Local Plan and Policy H9 of the emerging Core Strategy [now H8 of the adopted Core Strategy].	The extension appears subservient to, and respects the form of the existing house. The existing hedge and planting would provide soften the increased mass as viewed from the highway. The proposal would sit comfortably within the context of the outbuildings and would not appear out of scale in relation to the existing house, or intrude into the countryside.

Appeal Ref.	Proposal	ECDC Reason for Refusal (Summary)	Inspector's Comments (Summary)
APP/V0510/A/08/2079540	Loft extension of existing house and minor amendment to consent 07/01133/FUL. 16 Isaacson Road, Burwell (08/00216/FUL)	The proposed roof extension would be detrimental to the streetscene and character of the area, contrary to Policies 58, 59 and 60 of the Local Plan.	The proposed extension and alterations would not be out of keeping with the original dwelling. No compelling reason in townscape terms for the ridge of the house to remain at an equivalent level to that of No 18. The altered dwelling would be neither a dominant element in the street scene nor unduly prominent.
APP/V0510/A/08/2071284	Change of use of land to showman's yard. Land southwest of The Ambers, Station Road, Wilburton (07/01373/FUL)	The proposal would extend the residential/commercial uses along Station Road into the open countryside. The loss of natural features would cause harm to the setting and qualities of the locality. This is contrary to Policies 82 and 87 of the Local Plan.	A strip of overgrown land separates the site from the adjacent field and acts as a buffer at the northern end of the showpeople's sites. The appellant has no objection to undertaking landscaping, which could be secured by a condition.
APP/V0510/A/08/2065527	Outline permission for one dwelling. Land adjacent to 2 Park Lane, Little Downham (07/01057/OUT)	The proposal is considered to constitute overdevelopment of the plot to the detriment of the streetscene, contrary to Policies 1, 7, 29, 58, 59, 62, 87 and 183 of the Local Plan.	The proposal would maintain the general pattern of development and fit reasonably well into its context. There would be no harm to the street scene.
APP/V0510/A/08/2071085	Outline application for detached bungalow and garage, replacement garage. Land to the rear of 1 Fieldside, Stretham (07/1353/OUT)	The proposed development is contrary to Policies 58 and 59 of the Local Plan which seek to integrate development into the framework of a settlement without causing harm to the character and setting of its surroundings whilst respecting local context.	The presence of a bungalow in the location proposed would not detract from the character of the residential area.

Source: District monitoring/Planning Inspectorate

Number of planning appeals allowed following refusal on design grounds [\[Local Indicator\]](#)

4.95 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN2: Design. The target is for no appeals to be allowed following refusal by the Council on 'design' grounds.

4.96 There were four such planning appeals allowed in 2008/09, as detailed in Table 4.29.

Table 4.29 Planning Appeals Allowed Following Refusal on 'Design' Grounds

Appeal Ref.	Proposal	ECDC Reason for Refusal (Summary)	Inspector's Comments (Summary)
APP/V0510/A/08/2084344	Single storey rear and side extensions, addition of two roof windows to light new loft extension. 22 West End, Wilburton (08/00635/FUL)	The design of the proposal fails to respect, and bears no relation to, that of the existing dwelling and surrounding properties. The proposal is considered to be unnecessarily complex and contrived in appearance and is contrary to Policies 29, 58, 59 and 60 of the Local Plan.	The proposals would not result in two disparate elements that would lack "complementary harmony". The extension of the existing roof ridge would be a unifying link. The contrasting materials would provide clear demarcation between the original building and the new addition. The side extension would be innovative and appropriate for the host building in this local context.
APP/V0510/A/08/2081254	Extension to Whitehall Farmhouse, White House Road, Little Ouse, Ely (08/00359/FUL)	The addition of a first floor would subsume the modestly sized dwelling, failing to respect its design and character contrary to PPS1 and Policies 58, 59 and 60 of the Local Plan.	In view of the character of the area and traditional nature of the proposed building I find nothing wrong in terms of design and visual impact. The existing bungalow has no visual merit. The size of the proposed extension is contrary to emerging Core Strategy policy H9 [now H8] which seeks to ensure the availability of smaller and cheaper dwellings. However, this should not override adopted policies.

Appeal Ref.	Proposal	ECDC Reason for Refusal (Summary)	Inspector's Comments (Summary)
APP/V0510/A/08/2080366	Demolition of existing bungalow and rebuilding as chalet. Sharrock Lodge, Littleport (08/00147/FUL)	The design fails to improve or enhance the character of the locality, contrary to Policies 58, 59 and 88 of the Local Plan.	The existence of an extant planning permission, which is capable of implementation, is a fundamentally important material consideration, in this case, even if the design of the proposed building does not display great architectural merit.
APP/V0510/A/08/2075546	Demolish existing single storey room, construct extension. 18 Pilgrims Way, Ely (07/01423/FUL)	The width of the proposed extension is considered to be out of proportion with the existing house, contrary to Policies 1, 58, 59 and 60 of the Local Plan.	This proposal would significantly change the size and shape of the main house. Nevertheless, in my opinion, the resulting character and appearance would be satisfactory. Moreover, it would not be out of keeping with the diversity in the size / proportions displayed by buildings in the locality, some of which would still be much larger than the extended house.

Source: District monitoring/Planning Inspectorate

Proportion of new dwellings meeting BREEAM/Ecohomes 'Very Good' [Local Indicator]

4.97 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN3: Sustainable Construction and Energy Efficiency. The target is to maximise the proportion of new dwellings meeting BREEAM/Ecohomes 'very good' standard.

4.98 No additional dwellings were completed in 2008/09 that met the BREEAM or Ecohomes 'Very Good' standards.

Renewable energy generation [Core Output Indicator E3 and Local Indicator]

4.99 This indicator will also monitor the effectiveness of Core Strategy Policy EN4: Renewable Energy. The target is to maximise the overall provision of renewable energy capacity.

4.100 The County Council Monitoring Team collects data on all planning applications for renewable technologies⁹. The number of such planning permissions granted each year gives a good indication of new capacity in the district. However, these figures will be an underestimate as planning permission is not always required, e.g. domestic solar panels.

4.101 Table 4.30 shows the renewable energy generating developments recorded in the district since 2004/05. Since then only 5 power-generating installations have been recorded, including one wind development in 2007/08. The largest scheme in the district remains the straw-fired power station at the Elean Business Park in Sutton which began operation in 2001. This has a capacity of 37MW, producing power for 80,000 homes.

Table 4.30 Renewable energy generation

	Wind	Photovoltaics
2005/06	0.66MW	0.002MW
2006/07	0.012MW	
2007/08		0.001MW
2008/09	0.008MW	

Source: CCCRG

⁹ Renewable technologies are defined in PPS22 and include: biomass, energy from waste (including anaerobic digestion, landfill and sewage gas, pyrolysis and gasification), hydro power, photovoltaics, solar thermal and wind

4.102 There are also a number of applications that have been approved but the developments have not yet been installed. Table 4.31 provides details.

Table 4.31 Unimplemented Planning Permissions for Renewable Energy Installations

Application Number	Description	Address	Capacity (MW)	Date of Permission
04/01500/FUL	Wind turbine attached to roofline.	The Black House, 8 Kingdon Avenue, Prickwillow	0.0015	23/02/05
06/00151/FUL	2 wind turbines for domestic power supply (6KW each)	Snail Cottage, Old Bank, Queen Adelaide, Ely	0.012	24/04/06
06/00900/FUL	11m wind turbine for domestic use	Park Cottage 3 Kirtling Rd, Woodditton	0.0025	25/10/06
08/00814/FUL	Installation of a wind turbine within the garden of Bramley Grange.	Site at Bramley Grange, Hinton Hall Lane, Haddenham	0.01	14/10/08

Source: CCCR

Number of schemes providing 10% energy requirements from renewable energy sources [\[Local Indicator\]](#)

4.103 The Council was unable to incorporate this new indicator into the 2008/09 AMR. It is hoped that this will be reported on in future to monitor the effectiveness of Core Strategy Policy EN4: Renewable Energy.

Number of Listed Buildings 'at risk' [\[Local Indicator\]](#)

4.104 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN5: Historic Conservation. The target is to minimise the number of Listed Buildings in East Cambridgeshire on English Heritage's 'Heritage at Risk Register'.

4.105 Table 4.32 shows the number of Listed Buildings by Grade and the number of those that are 'at risk'. The proportion of Grade I and Grade II* is particularly high in the district, due in part to Anglesey Abbey and the Ely Cathedral complex. The number of Listed Buildings increased to 977 entries.

Table 4.32 Listed Buildings by Grade

Grade I	Grade II*	Grade II	At risk 2005	At risk 2006	At risk 2007	At risk 2008	At risk 2009
48	53	876	22	25	21	23	21

Source: East Cambridgeshire District Council

Percentage of Conservation Area Appraisals completed [\[Local Indicator\]](#)

4.106 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN5: Historic Conservation. The target is to maximise the percentage of Conservation Areas covered by an up-to-date character assessment.

4.107 The Council has programmed to undertake 13 Conservation Area Appraisals (including 1 review). 6 were completed by 31st March 2009, representing 46%.

Number of buildings on ‘local list’ [Local Indicator]

4.108 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN5: Historic Conservation. There is no fixed target.

4.109 The Council proposes to develop a local list in conjunction with local amenity groups.

Change in areas of biodiversity importance [Core Output Indicator E2 and Local Indicator]

4.110 This indicator will also monitor the effectiveness of Core Strategy Policy EN6: Biodiversity and Geology. The target is to maximise beneficial change to biodiversity habitats.

4.111 Areas designated for their intrinsic environmental value are included in this indicator including sites of international, national, regional, sub-regional or local significance. Using data from the Cambridgeshire and Peterborough Biological Records Centre (CPBRC),

4.112 Table 4.33 shows the extent of areas of biodiversity importance in the district. Roswell Pits SSSI was enlarged and renamed Ely Pits and Meadows SSSI, increasing the area by 79 ha from 2007/08.

Table 4.33 Areas Designated for Intrinsic Environmental Value

	Number	Area of Land in District
Sites of Special Scientific Interest	20	2983 ha
National Nature Reserves	2	362 ha
County Wildlife Sites	81	1594 ha
Special Areas of Conservation	3	548 ha
Special Protection Areas	1	1525 ha
RAMSAR sites	3	1892 ha

Source: Cambridgeshire and Peterborough Biological Records Centre

Change in priority habitats and species by type [Local Indicator]

4.113 This indicator will also monitor the effectiveness of Core Strategy Policy EN6: Biodiversity and Geology. The target is to maximise beneficial change to priority habitats and species.

4.114 The CPBRC holds very little digitized habitat data so no assessment of change in priority habitat has been made, however, a proportion of priority habitat is covered by the County Wildlife Site criteria. No County Wildlife Sites or Sites of Special Scientific Interest were affected by housing or business development in the district in 2008/09. Changes to the designated process of County Wildlife Sites should identify more priority habitat in future.

4.115 Results for the change in priority species have been obtained by comparing GIS layers of completed development against other layers showing the distribution of sites and species designated for their biodiversity interest. ‘Priority species’ are taken to be species occurring on the list referred to in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

4.116 Table 4.34 shows the effects of housing, business and retail development on priority species. However, there is not currently a sufficiently large data series to analyse whether the increased “effects” of development observed in the figures is significant, or just a result of the increased number of records. In 2008/09 there was 73% spatial coverage of the district, compared to 59% in 2003/04.

Table 4.34 Priority Species Records in Proximity to Development

Year	Completions Analysed	Intersections Between Developments and NERC S41 Records	Developments with NERC S41 Intersections	NERC S41 Records Intersecting with Developments				
				Total	10km	2km	1km	100m
Housing Development								
2003/04 to 2006/07	622	12,216	539	2,129	837	205	559	527
2004/05 to 2007/08	682	17,523	613	2,319	903	222	657	537
2005/06 to 2008/09	649	27,325	596	2,462	966	266	675	555
Business Development								
2003/04 to 2006/07	86	2,257	67	1,096	834	176	86	0
2004/05 to 2007/08	92	2,370	73	1,129	835	182	111	1
2005/06 to 2008/09	171	2,511	88	1,153	838	198	116	1
Retail Development								
2003/04 to 2006/07	40	315	29	166	29	78	57	2
2004/05 to 2007/08	54	1,339	37	1,154	900	88	164	2
2005/06 to 2008/09	122	1,461	47	1,165	903	88	172	2

Source: Cambridgeshire and Peterborough Biological Records Centre

Notes: Data is recorded at precisions from 100m-10km. A species with a 10km grid reference may not have been recorded near a development that affects it. Similarly, a 10km precision record could be affected by more developments, but may not be affected by any. Therefore all affected records are shown by precision to account for the potential bias of 10km records.

County Wildlife Sites with positive conservation management [Local Indicator, National Indicator 197]

4.117 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN6: Biodiversity and Geology. Over the plan period, the target is to increase the percentage of County Wildlife Sites where positive conservation management is being or has been implemented during the last five years.

4.118 In 2007/08, 31 of the 81 County Wildlife Sites in the district were in positive conservation management within the last five years (38.3%). This increased to 41% in 2008/09.

SSSI condition assessment [Local Indicator]

4.119 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN6: Biodiversity and Geology. The target is to increase the percentage of SSSIs in 'favourable' or 'unfavourable recovering' condition over the plan period.

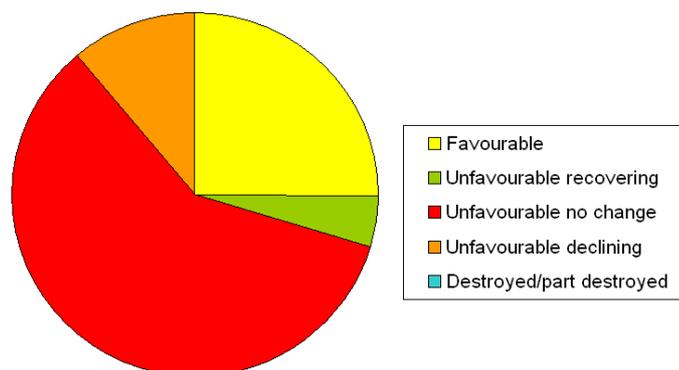
4.120 Table 4.35 and Figure 4.7 show the condition of the SSSIs in the district. The percentage of the total SSSI area in 'favourable' or 'unfavourable recovering' condition decreased marginally from 30.63% to 29.62%. The figure for Cambridgeshire as a whole also decreased over the monitoring year but was much higher at 67.94%.

Table 4.35 SSSI Condition Assessment

	2007		2008		2009	
	Area (ha)	%	Area (ha)	%	Area (ha)	%
Favourable	604	26.40	604	26.40	601	25.39
Unfavourable recovering	88	3.86	97	4.23	100	4.23
Unfavourable no change	1438	62.85	1429	62.48	1402	59.24
Unfavourable declining	158	6.90	158	6.90	264	11.13
Destroyed/part destroyed	0	0	0	0	0	0

Source: Cambridgeshire and Peterborough Biological Records Centre

Figure 4.7 Condition of SSSI Units in East Cambridgeshire 2009



Source: Cambridgeshire and Peterborough Biological Records Centre

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds [Core Output Indicator E1 and Local Indicator]

4.121 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN7: Flood Risk. The target is for no planning permissions to be granted contrary to Environment Agency advice on flooding and water quality grounds.

4.122 In the 2008/09 monitoring period, no planning applications were approved against the advice of the Environment Agency. Source: <http://www.environment-agency.gov.uk/>

Number of planning permissions incorporating SuDS schemes [Local Indicator]

4.123 The Council was unable to incorporate this indicator into the 2008/09 AMR. It is hoped that this will be reported on in future to monitor the effectiveness of Core Strategy Policy EN7: Flood Risk.

Number of Air Quality Management Areas [Local Indicator]

4.124 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN8: Pollution. The target is for the district to have no Air Quality Management Areas.

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

Annual average concentration of nitrogen dioxide [Local Indicator]

4.126 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN8: Pollution. The target is for nitrogen dioxide levels to remain below national objectives.

4.127 The National Air Quality Strategy Objective for nitrogen dioxide is not to exceed the annual mean of 40µg/m³. As Table 4.36 shows, nitrogen dioxide levels in the district have fluctuated over recent years, but have not exceeded the objective since 2004. Annual mean levels at roadside sites are generally higher than for urban background sites.

Table 4.36 Nitrogen Dioxide Concentration in East Cambridgeshire (Annual mean $\mu\text{g}/\text{m}^3$)

Type of Site	Location	2003	2004	2005	2006	2007	2008
Roadside	38 Market Street, Ely	31.1	25.2	26.1	24.8	25.3	26.6
	Station Road, Ely	34.5	32.6	30.0	28.8	29.6	29.3
	Main Street, Littleport	27.4	22.4	20.0	21.0	20.6	22.2
	High Street, Soham	30.5	24.1	23.1	23.0	23.2	34.1
	Market Street, Fordham	45.7	40.9	31.6	20.5	21.2	23.0
	Station Road, Haddenham	30.7	27.4	26.9	25.0	26.0	27.0
	Nutholt Lane, Ely	34.5	26.5	27.9	25.7	24.8	27.6
	A142, Witcham Toll	35.4	29.1	30.1	28.9	29.1	32.8
	A10, Stretham*	-	-	-	-	-	21.6
	High Street, Burwell*	-	-	-	-	-	30.8
Urban Background	Abbot Thurston Avenue, Ely	22.1	18.2	18.0	15.5	15.9	17.6
	Fieldside, Ely	23.9	19.3	18.7	15.4	17.8	18.5
	Sheriff's Court, Burrough Green	17.9	14.6	14.7	11.4	12.6	14.5
	Tramar Drive, Sutton	24.3	21.2	20.6	17.8	19.2	20.2

Source: 2009 Air Quality Updating and Screening Assessment, East Cambridgeshire District Council
 Note: * Tube installed in August 2008

Annual average levels of particulates [Local Indicator]

- 4.128** This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN8: Pollution. The target is for levels of particulates not to exceed national objectives.
- 4.129** The National Air Quality Strategy Objective for particulates (PM₁₀) is not to exceed the annual mean of 40 $\mu\text{g}/\text{m}^3$. As Table 4.37 shows, levels of particulates have fluctuated, but continue to be within the NAQS Objective.

Table 4.37 PM₁₀ Concentrations Measured at Wicken Fen (Annual mean $\mu\text{g}/\text{m}^3$)

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

Source: 2009 Air Quality Updating and Screening Assessment, East Cambridgeshire District Council

Ozone concentration [Local Indicator]

- 4.130** This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN8: Pollution. The target is for levels of ozone not to exceed national objectives.
- 4.131** Ozone concentration is monitored at Wicken Fen. The National Air Quality Strategy Objective is for the daily 8-hour mean not to exceed 100 $\mu\text{g}/\text{m}^3$ more than 10 times a year. The objective has, however, been exceeded every year (Table 4.38 and Figure 4.8). The ozone concentration varies considerably as it is affected by the temperature and circulation of air masses over Europe and the UK. Elevated ozone levels are usually observed during periods with sustained high temperatures and sunshine levels. Data has been revised to reflect the annual monitoring periods.

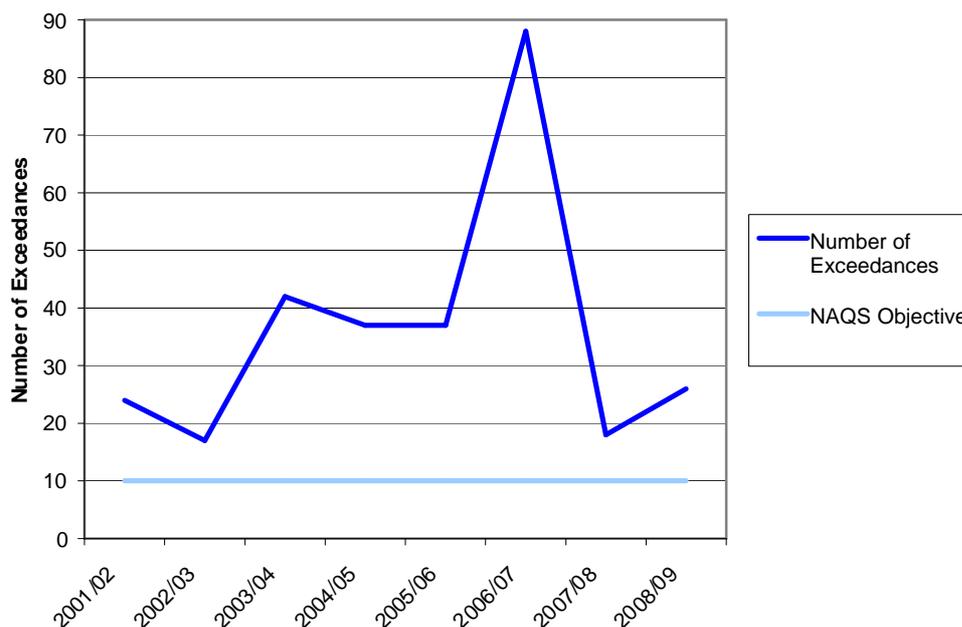
Table 4.38 Ozone Concentration at Wicken Fen, East Cambridgeshire (2001-2009)

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Wicken Fen	24	17	42	37	37	88	18	26

Source: UK National Air Quality Archive data 2001-2009 – www.airquality.co.uk

Notes: Data records the number of days when the daily maximum 8-hour running mean exceeded $100\mu\text{g}/\text{m}^3$. NAQS Objective: $100\mu\text{g}/\text{m}^3$ daily maximum running 8 hr mean not to be exceeded more than 10 times per year.

Figure 4.8 Ozone Concentration at Wicken Fen, East Cambridgeshire (2001-2009)



Sources: UK National Air Quality Archive data 2001-2009 – www.airquality.co.uk

Development in the Green Belt [Local Indicator]

4.132 In 2008/09, one development was completed in the green belt:

- Self contained 40-bed residential home for dementia care, 16 staff beds and a 10-bed self contained home for younger people with learning and/or mental disorders including physical disorder (Hilton Park Care Centre, High Street, Bottisham)

4.133 The Council considered that there were very special circumstances to justify the proposal. The proposed development would provide modern health care facilities on a site that had been used as a nursing home for many years. The proposed buildings were well designed and would enable the removal of buildings of little architectural merit. It was considered that the development would enhance the setting of a Listed Building, and would not impact detrimentally upon views in and out of the Conservation Area and Green Belt.

5 Existing Deficiencies and Future Monitoring

- 5.1 The Government recognises that local authorities may not be able to produce a comprehensive AMR within the first few years. This section discusses known deficiencies in this AMR, and how the Council intends to deal with these in future reports.
- 5.2 Contextual indicators will be kept under review to see where they can be improved, particularly for supplementing indicators where data is not frequently updated, e.g. Census data. Contextual indicator data will be updated as and when it is available.
- 5.3 For this AMR, the Council has been unable to submit any information on the following indicators:
- **Core Output Indicator H6: Housing Quality.** Ways of capturing this data are the subject of on-going discussions with other Cambridgeshire Authorities and the Development Control Section to find the best practice.
- 5.4 The following indicators were introduced in the Core Strategy. No data was available for this monitoring period. Work continues into developing these datasets.
- **Local Indicator: Number of pitches for gypsies and travellers completed on non-allocated sites.**
 - **Local Indicator: Number of improvements to walking and cycling routes.**
 - **Local Indicator: Percentage of completed development complying with car parking standards.**
 - **Local Indicator: Number of schemes providing 10% energy requirements from renewable energy sources.**
 - **Local Indicator: Number of planning permissions incorporating SUDS schemes.**
- 5.5 The Council has only been able to submit partial information for the following indicators:
- **Change in priority habitats and species.** No information was available on habitats. Data has been provided on the effect of development on priority species although the reliability of the data for comparison has been questioned due to significant changes in the size of the dataset.
- 5.6 The County Council carries out much of the research on housing, retail and employment development. The Council has agreed a comprehensive SLA to ensure data is produced to an agreed timetable, and in the appropriate manner for the Core Output Indicators in future. This will be kept under review.
- 5.7 Due to time constraints in data provision the Council has again not had the opportunity to consult with key stakeholders on this AMR.

Appendix 1 – Housing Trajectory Methodology and Calculations

This Appendix contains:

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

Sources of housing supply

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

1. Completions – The housing trajectory includes dwellings already completed between 2001 and 2009 (8 financial years, e.g. from 1st April 2001 to 31st March 2009). This data has been taken from Cambridgeshire County Council's Annual Housing Monitoring Survey. A summary of completions by settlement is set out in Table 1 in Appendix 1.

2. Outstanding commitments on large sites – This relates to sites (allocated and non-allocated), capable of accommodating 5 or more dwellings. It includes sites with outstanding planning permission at 31st March 2009, and sites granted since 31st March 2009 or with resolution to grant. Work has been undertaken to demonstrate that these sites are deliverable (in the Council's emerging Strategic Housing Land Availability Assessment, due out in early 2010). Delivery timescales are those provided by developers/agents – or estimated by the Council where not provided. Details of sites are set out in Tables 2a, 2b, 2c and 2d in Appendix 1.

3. Outstanding commitments on small sites – This source relates to small sites with outstanding planning permission, up to 4 dwellings (as at 31st March 2009), with the vast majority being for 1 or 2 dwellings. Development of this scale is not subject to significant infrastructure constraints, and most are brownfield sites within development envelopes. Evidence from recent completions indicate that this is a strong source of supply, and the dwellings in this category are therefore considered deliverable. Details are set out in Table 3 in Appendix 1.

4. Windfall estimates – It is not possible to predict and identify all potential future development sites, particularly smaller ones which may come forward unexpectedly. However, Government guidance in PPS3 only allows local authorities to include a windfall estimate for the period beyond the first 10 years of supply. In the case of East Cambridgeshire, this covers the 6-year period 2019/20 to 2024/25, as the Core Strategy was adopted in October 2009. The Council considers there is good evidence to support the inclusion of 3 elements of windfall estimates for this 6-year period, as follows:

- **Small brownfield sites within settlements** - This windfall source has been a very strong and consistent source of supply in recent years. Small sites are defined as accommodating 9 or less dwellings. Historical rates of completions have been used to inform future estimates from this source, but have been reduced by 20% to account for a decline in the availability of infill plots within settlement boundaries. It is considered that this approach is appropriate, given the strength of this source of supply and continued high land values.
- **Rural exception windfall sites** - There is appropriate evidence to support the inclusion of windfall estimates relating to development of housing on 'exception' sites outside settlements, where this housing meets particular housing needs and/or accords with Government guidance in PPS7. For example, affordable housing schemes, dwellings for agricultural, stud and other rural-based workers, the conversion of rural buildings, and the sub-division of housing. There is a high level of need in the district for affordable housing, and a lack of opportunities within settlements, which means that sites will continue to come forward on the edge of villages. Similarly, there is a large demand for rural worker dwellings as East Cambridgeshire has high quality fen farmland and a sizable agricultural economy, plus a significant number of stud farms in the Newmarket area. Historical rates of completions have been used to inform the estimate future rates from rural exception sites, but have been manipulated to take account of likely future demand and some anomalies in recent supply. For example, in the case of agricultural and stud worker dwellings the

projected figures have been significantly discounted, as there is already a significant stock of these dwellings, and there is unlikely to be a sustained increase in the number of new farms and studs.

- **Small greenfield sites within settlements** – East Cambridgeshire is a rural district and there is a strong trend in the delivery of greenfield completions within settlements – from agricultural barns, farmyards and small fields. Such sites are likely to continue to come forward, although it is recognised that there will probably be a reduction by the latter stages of the Plan period as the amount of greenfield stock within settlements declines. Historical rates of completions have been used to inform estimates of future supply, but have been heavily discounted.

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

6. Potential broad locations for housing growth outside settlements, as identified in the submitted Core Strategy (May 2008) – This source relates to broad areas which have been identified in the Core Strategy as being suitable for housing growth – with the exact sites and boundaries to be determined through production of the site specific Development Plan Documents. The phasing periods suggested in section 4.2 of the Core Strategy have been reflected in the delivery rates.

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

Housing trajectory sites and sources

Summary of housing trajectory results by source:

Table	Type of Source	Estimated Dwellings 2001-25
1	Completions 2001-9	5,108
	Outstanding commitments (large sites of 5+ dwellings)	1696
2a	• Housing allocations with planning permission	(588)
2b	• Housing allocations without full planning permission	(211)
2c	• Other large sites with outstanding planning permission	(756)
2d	• Other large sites with permission granted since 31.3.09	(141)
3	Small committed sites with permission at 31.3.09 (less than 5 dwellings)	337
	Windfall estimates for 2019-25	837
4a	• Small brownfield windfall sites	(539)
4b	• Rural exception windfall sites	(230)
4c	• Small greenfield windfall sites	(68)
	Capacity on large potential sites (sites of 5+ dwellings)	928
5a	• Brownfield within settlements	(330)
5b	• Greenfield within settlements	(483)
5c	• Affordable housing rural exception sites	(115)
6	Broad locations for growth outside settlements, as identified in the Core Strategy	1250
7	Additional allocations to be identified	483
	TOTAL PREDICTED SUPPLY	10,639
	<i>RSS minimum target 2001-25</i>	<i>10,320</i>

Table 1 – Completions 2001 to 2009 (summary by settlement)

Parish/settlement	Allocation sites	Large BF windfall within	Large GF windfall within	Small BF windfall within	Small GF windfall within	<i>Large sites outside</i>	Small BF outside	Small GF outside	Total 01-09
Ashley				7	2			8	17
Bottisham	26			26		12	2		66
Brinkley				1				2	3
Burrough Green				0	2		-2	9	9
Burwell	86	74		75	14	20		2	271
Cheveley (excluding Newmarket Fringe)				20	2		1	7	30
Chippenham				1			5	6	12
Coveney				0				1	1
Wardy Hill (Coveney)				6					6
Dullingham				6	1		3	9	19
Ely (excluding Queen Adelaide, Chettisham, Stuntney & Prickwillow)	1706	225	20	121	6		-1	1	2078
Chettisham (Ely)				2					2
Prickwillow (Ely)				14	4		-1	1	18
Queen Adelaide (Ely)				3					3
Stuntney (Ely)				1	4				5
Fordham				16	23	13	4		56
Haddenham (excluding Aldreth)		18	13	32	27		4	3	97
Aldreth (Haddenham)				3	3				6
Isleham				21	25	16	2	10	74
Kennett				2				7	9
Kirtling							1	5	6
Little Downham (excluding Pymoor)		44	-1	49	7		2	5	106
Pymoor (Little Downham)				3	1		3		7
Little Thetford				3	2	30	-1	6	40
Littleport (excluding Black Horse Drove)	252	126	15	122	11	31	6	3	566
Lode (excluding Long Meadow)				4	1		1	3	9
Long Meadow (Lode)				1					1
Black Horse Drove (Littleport)				2	3				5
Mepal	78	17		10	6		2	1	114
Newmarket Fringe (Cheveley & Woodditton)	53			12	5		3		73
Reach				5	2		-1	1	7
Snailwell				2	4			1	7
Soham (excluding Barway)	357	124	32	138	13	39	18	5	726
Barway (Soham)					1				1
Stetchworth				7	1		3	3	14
Stretham				26	5	43	1	1	76
Sutton	133	71	16	69	28		1	1	319
Swaffham Bulbeck				-2			1	5	32
Swaffham Prior				2				2	4
Wentworth				3	5				8

Parish/settlement	Allocation sites	Large BF windfall within	Large GF windfall within	Small BF windfall within	Small GF windfall within	Large sites outside	Small BF outside	Small GF outside	Total 01-09
Westley Waterless				0			1		1
Wicken				12				10	22
Wilburton			14	22	15	-1	10	7	67
Witcham				11			1		12
Witchford	32		15	29	2		2		80
Woodditton (excluding Saxon Street and Newmarket Fringe)				3			6	6	15
Saxon Street (Woodditton)				8					8
TOTAL	2751	699	124	898	225	203	77	131	5108

Table 2a. Housing allocations with outstanding planning permission at 31.3.09

Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.09	Total outstanding	Estimated total per year										Further Comments	
						09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19		
Bottisham	Land south of Tunbridge Hall	1.53	42	26	16		12	4									Greenfield. 06/01083 approved on 22 nd December 2006. Developers' estimated delivery rates.
Cheveley	Land between Duchess Drive and Centre Drive, Newmarket	11.47 (gross)	58	53	5	5											Greenfield. 06/00532/RM approved 24 th July 2006. Site nearly built out now.
Ely	Phase 3, land off Prickwillow Road	11.75 gross 9.4 net	378	223	163	20	50	50	43								Greenfield. (05/00335/RMM)(07/00885/RMM), granted 27 th June 2005.
Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	252	398			20	40	60	60	60	60	60	38		Greenfield. 02/00950/RM granted 15 th April 2004. Revised house types approved 22 nd December 2008. Work has stopped on-site but likely to resume next year.
Soham	Residue – land south-west of 15 Townsend	1.4 gross 1.26 net	44	38	6												Greenfield residue of allocation. 05/01269/F approved 1 st Feb. 2006. Work nearly complete.
TOTAL					588	31	62	74	83	60	60	60	60	60	38		

Table 2b. Housing allocations without full planning permission at 31.3.09

Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year										Further Comments	
					09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19		
Ely	West of 93-135 Lynn Road	2 gross 1.8 net	45	81								20	20	20	21	Greenfield with expired outline permission 97/00764/O. Owner confirmed wishes to bring site forward.
Littleport	Residue at Highfield Farm	3.9 gross 3.12 net	42	130								20	40	40	30	Greenfield. Planning application for 128 dwellings received 27 th Nov. 2006, but invalid on receipt. Agent informed no intention to re-submit scheme in immediate future.
TOTAL				211								40	60	60	51	

Table 2c. Other large committed sites with outstanding planning permission at 31.3.09

Parish	Address	Area in ha	Total	Completions as at 31/3/09	Total outstanding	Estimated total per year						Further Comments
						09/10	10/11	11/12	12/13	13/14	14/15	
Bottisham	Land east of St. Peter's Field	0.72	14	0	14	14						Greenfield. Affordable housing rural exception scheme granted on 12 th May 2008 (08/00149). Construction underway in Aug. 2009.
Burwell	Barron Cove, Weirs Drove	1.61	35	0	35		35					Brownfield. Log cabin holiday homes approved 12 th March 2008 (07/01311). Developer's estimated delivery timescales.
Burwell	Land adjacent 105 North Street	0.25 (net)	6	0	6	6						Brownfield. 05/00729/FUL granted on 7 th February 2006. All under construction as at 31.3.09.
Burwell	Land rear of 44 Toyse Lane	0.19 (net)	6	5	1	1						Brownfield. 08/00099 /FUL granted on 24 th April 2008. 1 remaining dwelling under construction as at 31.3.09.
Ely	Ely House, 1 Redman Close	0.29	5	0	5		5					Brownfield. 08/00493/FUL approved on 7 th July 2008. No constraints to delivery.
Ely	Land at 1 Walsingham Way	0.42	28	0	17 net		3	14				Brownfield (08/00833/FUM). 28 affordable units (after demolition of 11) granted on appeal 16 th Feb. 2009. RSL has indicated delivery rates. Rest of site has potential for further intensification of affordable units – see Table 5a.
Ely	Garage block between 171 And 173 High Barns	0.15	6	0	6		3	3				Brownfield (08/00899/FUL) Affordable dwellings approved on 7 th Nov. 2008. RSL has indicated delivery timescales.
Ely	6 & 6a Church Lane	0.1	6	0	5 net		2	3				Brownfield. (08/01102/FUL) 6 dwellings (after demolition of 1) approved on 28 th Jan. 2009. Owner has indicated delivery timescales.
Fordham	27 Market Street	0.67	8	0	8		6	2				Brownfield. 08/00534/F granted on 4 th August 2008. Developers estimated delivery rates.
Haddenham	5 The Green	0.09	7	0	7	3	4					Brownfield. (07/00654/FUL) Approved 26 th Sept. 2007. Owner has indicated delivery timescales.
Isleham	55 Sun Street	0.37	6	0	5 net			5				Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted on 27 th Oct. 2009 for 6 units after demolition of 1 (5 net) (09/00678/RMA). Owners estimated delivery rates.
Kennett	Adjacent to 31 Dane Hill Road	0.5	10	0	10	10						Greenfield. Affordable housing rural exception scheme granted 15 th April 2008 (08/00051/F). Complete as at 29 th Oct. 2009.
Little Downham	North of 94 Main Street	0.59	23	0	23	10	8	5				Brownfield. 07/00497 granted on 16 th Nov. 2007. 10 dwellings under construction on 31 st March 2009.
Littleport	Land rear of 88-96 Wisbech Road	0.68	24	0	24		8	8	8			Greenfield. 07/00298/F approved on 11 th June 2007. Developer's estimated delivery rates.
Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	34	125	20	35	35	35			Brownfield. 07/01097/F granted on 18 th Dec. 2007. Developer's estimated delivery rates.
Littleport	Old Station Goods Yard	1	30	0	30			15	15			Brownfield. 07/00486/O granted 31 st July 2008. Developer's estimated start date.
Littleport	Land at 21-23 Lynn Road	0.28	7	4	3	3						Brownfield. 01/01081/F approved on 31 st January 2002. Under construction at 31 st March 2009.
Littleport	Land adjacent 21-27 Lynn Road	0.11	6	0	6		6					Brownfield. 06/00097/F granted 17 th October 2006. Agent's estimated delivery rates.
Littleport	Land east of 33 The Holmes	0.19	8	0	8			8				Greenfield. 08/00355/F granted 27 th Jun 2008. No constraints to delivery.

Parish	Address	Area in ha	Total	Completions as at 31/3/09	Total outstanding	Estimated total per year						Further Comments
						09/10	10/11	11/12	12/13	13/14	14/15	
Littleport	Land rear and south of 24 Barkhams	0.28	6	0	6			6				Brownfield. 07/00875/O granted 24 th Sep. 2007. Owner still intending to deliver on site, however looking to sell site to developer.
Littleport	Land at 71 Victoria Street	0.30	8	0	8		8					Brownfield. 07/01220/RM approved 21 st February 2008. Under construction at 31 st March 2009.
Littleport	1 Grange Lane	0.76	16	0	16			16				Brownfield. 08/00567/FUM. Sheltered housing units granted 8 th September 2008. Agent's estimated delivery date.
Littleport	Land at 1-5 Burberry Court	0.02	5	0	5	5						Brownfield. 08/00107/F change of use of existing B1 units granted 27 th October 2008. Under construction at 31 st March 2009.
Littleport	Land between Limes Close and Upton Place	0.28	8	0	8			8				Greenfield. 04/01532/F. Affordable housing units approved 7 th Apr 2005. Drainage issue currently being resolved prior to starting work.
Mepal	Land adjacent and rear of 8 Bridge Road	0.14	6	0	6			6				Brownfield. Affordable homes approved 16 th June 2008 (08/00439). 4 units outside the settlement boundary. Drainage issue currently being resolved prior to starting work.
Soham	44 The Butts	0.51	20	0	20		7	7	6			Brownfield. 07/01333/F approved 29 th Feb 08. Revised house types approved Sep 09 (08/00959). Agent's estimated start date.
Soham	Lion Mills	4.28	151	35	116	36	30	50				Brownfield. 07/00386/F granted on 19 th Dec. 2007. Developer's estimated delivery rates.
Soham	Keith Leonard House	1.07	92	0	91 net		41	50				Brownfield. 08/00867/F approved for 92 elderly care units (and 1 demolition). RSL's estimated delivery rates.
Soham	Land rear of 16 Townsend	0.29	13	0	13		5	8				Brownfield. 05/01390/F granted 21 st March 2005. Agent's estimated start date.
Soham	AA Griggs, 46 Townsend	2.01	95	43	52	10	15	20	7			Brownfield. Application approved on 21 st March 2007 (06/01110/RM). Developer's estimated delivery rates.
Soham	Land north-east of 77 Paddock Street	0.19	5	0	5	5						Brownfield. Application approved 10 th April 2008 (08/00150/RMA). Work almost complete on site as at Oct 2009.
Soham	Land rear of 31 High Street	0.06	6	0	6		6					Brownfield. Permission granted on 11 th Jan. 2007 (06/01277). Foundations being constructed in Oct. 2009.
Soham	Pemberton and land r/o Brampton House, Fordham Road	0.3	7	0	6 net				6			Brownfield. Permission granted for 5 dwellings at Pemberton after demolition of 1 (06/0922/OUT), and 2 on land r/o Brampton House (06/00921/OUT). No known constraints to development.
Soham	Brook House Motel, 49 Brook Street	0.23	6	0	6						6	Brownfield. Permission granted (07/00447/RMA). No known constraints to development.
Stretham	Land north of Plantation Gate	0.20	5	0	5			5				Greenfield. 07/01032/F granted 21 st January 2008. No known constraints to development.
Sutton	73-79 High Street	0.12	12	0	11 net			6	5			Brownfield. 08/00362/F granted on 3 rd July 2008. Developers estimated delivery rates.
Sutton	West Lodge, 125 High Street	0.5	5	0	5					3	2	Brownfield. Outline approval granted for 5 houses (08/00879/OUT) 27/11/2008. Developers estimated delivery rates.
Sutton	87 High Street	0.223	5	0	5	5						Brownfield. (08/00362/FUM) Granted 3 rd July 2008. Developer's estimated delivery rates
Swaffham Bulbeck	Mitchell Lodge Farm, Quarry Lane	0.61	7	0	7		3	2	2			Greenfield. 06/00863/FUL granted 11 th Dec. 2006. Owner's estimated delivery rates.
Swaffham Prior	Land adjacent to Water Tower, Mill Hill	0.52	5	0	5			5				Brownfield. 07/01226/FUL granted 5 th Nov. 2007. No known constraints to delivery.

Parish	Address	Area in ha	Total	Completions as at 31/3/09	Total outstanding	Estimated total per year						Further Comments
						09/10	10/11	11/12	12/13	13/14	14/15	
Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11		6	5				Greenfield. 08/00888/F granted for 11 gypsy and traveller pitches on 3 rd December 2008.
Witchford	Garages to north of 7 Manor Court Road	0.11	5	0	5					5		Brownfield, affordable housing within settlement. 08/01045/F granted 6 th Nov. 2008. Drainage issue currently being resolved prior to starting work.
TOTAL					756	128	236	292	84	8	8	

Table 2d. Large committed sites with permission granted since 31.3.09, or with resolution to grant planning permission

Parish	Address	Site Area net (ha)	Density (net)	Total to be built	Estimated number per year					Further comments
					09/10	10/11	11/12	12/13	13/14	
Bottisham	Land between Bendyshe Farm and Bell Road	2.07	22	46		10	36			Greenfield. Approved by Committee on 5 th Aug. 2009, S.106 agreement pending. (09/00018/FUM). Developers estimated delivery rates.
Cheveley	Land between 177 and 191 High Street	0.41	12	5	5					Brownfield. Permission granted 17 th Sept. 2009 (09/00597/FUL). Owner has indicated delivery timescales.
Ely	Rear of 19 West Fen Road	0.1	60	7	4	3				Brownfield. Approved at 4 th Nov Cttee (09/00702/FUL). Owners have indicated delivery timescales.
Isleham	North of 21 Beck Road	0.48	44	21		5	16			Greenfield. Approved by Committee on 10 th June 2009, subject to S.106 agreement. (09/00179/FUM). Agent's estimated delivery rates.
Soham	Rear of 48 to 64 Station Road	0.34	38	13			8	5		Greenfield. Permission granted on 15 th April 2009 (09/00034/F). Site is currently being marketed for sale through Bidwells.
Soham	Land rear of 7 & 7a Townsend	0.53	34	18 est.				9	9	Greenfield. Outline permission granted on 21 st Oct. 2009 (09/00575/OUM). Agent's estimated delivery rates.
Soham	Church Hall, High Street	0.2	40	8			8			Brownfield. Permission granted on 5 th Aug. 2009 (09/00299). No known constraints to delivery.
Soham	Rear of 140 Paddock Street	0.18	33	6		6				Brownfield. Permission granted 7 th Sept. 2009 (09/00564/FUL). No known constraints to delivery.
Soham	8 Market Street	0.05	100	5		5				Brownfield. Permission granted 1 st Sept. 2009 (09/00541/FUL). Agent's estimated delivery rates.
Soham	Millcotes, Mill Corner	0.18	33	6		6				Brownfield. Permission granted 20 th July 2009 (09/00402/FUL). Developer's estimated delivery rates.
Sutton	Land opposite 22 and 24 The Brook	0.13	46	6			3	3		Brownfield. Permission granted 9 th July 2009 for 5 flats and 1 house (09/00321/FUL). Owners have estimated delivery timescales.
TOTAL				141	9	35	71	17	9	

Table 3. Outstanding commitments on small sites at 31.3.2009 (less than 5 dwellings)

Parish/settlement	Outstanding commitments at 31.3.09 (net)
Aldreth	3
Ashley	3
Black Horse Drove	5
Bottisham	5
Burrough Green	2
Burwell	32
Cheveley	6
Chippenham	2
Coveney	2
Dullingham	8
Ely	44
Fordham	10
Haddenham	21
Isleham	7
Kirtling	6
Little Downham	6
Littleport	34
Long Meadow	1
Mepal	7
Newmarket Fringe	13
Pymoor	3
Prickwillow	6
Reach	1
Snailwell	3
Soham	47
Stetchworth	2
Stretham	13
Sutton	19
Swaffham Bulbeck	1
Swaffham Prior	3
Westley Waterless	2
Wicken	3
Wilburton	12
Witcham	1
Witchford	4
TOTAL	337

Table 4a. Small brownfield windfall sites within settlements

Parish/ settlement	Completions									Projection 2019-25 (av. x 6 yrs)	Manipulated projection 2019-25 (minus 20%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	Total 01-09		
Aldreth (Haddenham)							3		3	2	2
Ashley		3		2		1	1		7	5	4
Black Horse Drove (Littleport)				1			1		2	2	2
Bottisham	1	5	3	10	1	1	1	4	26	20	16
Brinkley				1					1	1	1
Burrough Green									0	0	0
Burwell		8	8	5	30	12	-1	13	75	56	45
Chettisham (Ely)							1	1	2	2	1
Cheveley (excluding Newmarket Fringe)	6	2	5	4	-1	1	1	2	20	15	12
Coveney (excluding Wardy Hill)									0	0	0
Chippenham				1					1	1	1
Dullingham	1		5						6	4	3
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	12	22	22	8	7	5	27	18	121	91	73
Fordham	1	4	6	1	2	1	2	-1	16	12	9
Haddenham (excluding Aldreth)	6	10	4	3	4	-1	1	5	32	24	19
Isleham	1	3	4	1	-2	8	6		21	16	13
Kennett							2		2	2	1
Kirtling									0	0	0
Little Downham (excluding Pymoor)	9	4	6	9	3	4	10	4	49	37	30
Little Thetford		1			1			1	3	2	2
Littleport (excluding Black Horse Drove)	13	18	12	14	24	22	9	10	122	92	73
Lode (excluding Long Meadow)		1			1	1		1	4	3	2
Long Meadow (Lode)				1					1	1	1
Mepal	1	2		1	5	1	-1	1	10	7	6
Newmarket Fringe (Cheveley, Woodditton)		1	4	-1	-1		7	2	12	9	7
Prickwillow (Ely)	3	1	-5	7	-2	5	2	3	14	10	8
Pymoor (Little Downham)	1			1	1				3	2	2
Queen Adelaide (Ely)						3			3	2	2
Reach	1					1		3	5	4	3
Saxon Street (Woodditton)				-1	8	1			8	6	5
Snailwell			2						2	2	1
Soham (excluding Barway)	22	20	11	5	26	15	27	12	138	104	83
Stetchworth			2			-2	8	-1	7	5	4
Stretham	2	6	1	2	1	5	10	-1	26	19	15
Stuntney (Ely)							1		1	1	1
Sutton	8	5	7	16	14	11	3	5	69	52	41
Swaffham Bulbeck							-2		-2	-2	-1
Swaffham Prior	-1			1	1		1		2	2	1
Wardy Hill (Coveney)	1				3	1	1		6	4	3
Wentworth					2		1		3	2	2
Wicken	1		1	3		1	3	3	12	9	7
Wilburton	2	1	5	9	2	3			22	16	13
Witcham	1				5	3	1	1	11	8	6

Parish/ settlement	Completions									Projection 2019-25 (av. x 6 yrs)	Manipulated projection 2019-25 (minus 20%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	Total 01-09		
Witchford	2	1	2	7	6	10		1	29	22	18
Woodditton (excluding Saxon Street and Newmarket Fringe)	3								3	2	2
TOTAL	97	118	105	111	141	113	126	87	898	674	539

Table 4b. Rural exception windfall sites

Source type	Completions									Projection 2019-25 (av. X 6 yrs)	Manipulated projection 2019-25
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	01-09		
Affordable housing	6	14	0	40	34	16	43	0	153	115	115
Agricultural dwellings	2	3	1	2	21	2	0	2	33	25	Minus 50% = 13
Stud worker dwellings	6	6	2	10	9	8	5	8	54	41	Minus 40% = 25
Other occupancy dwellings	1	0	1	2	0	1	0	4	9	6	6
Conversion	23	11	3	6	5	9	10	5	72	54	- 10% = 49
Infill	7	2	1	2	3	3	8	1	27	20	- 20% = 16
Sub-division/intensif.	0	0	0	0	0	3	2	3	8	6	6
TOTAL	45	36	8	62	72	42	68	23	356	267	230

Table 4c Small greenfield windfall sites within settlements

Parish/ settlement	Completions									Projection 2019-25 (av. x 6 yrs)	Manipulated projection 2019-25 (- 60%)	
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	Total 01-09			
Aldreth (Haddenham)					2				1	3	2	1
Ashley			2							2	2	1
Barway		1								1	1	0
Black Horse Drove (Littleport)					1		2			3	2	1
Bottisham										0	0	0
Burrough Green		2								2	2	1
Burwell	10	1	1	2						14	10	4
Cheveley (excluding Newmarket Fringe)			1		1					2	2	1
Coveney (excluding Wardy Hill)										0	0	0
Dullingham	1									1	1	0
Ely (excl. Chett, QAde, Pwillow & Stuntney)		2		2		1	1			6	4	2
Fordham		11	11				1			23	17	7
Haddenham (excluding Aldreth)		1	16	4	2	3		1		27	20	8
Isleham	1	6	11		4		3			25	18	7
Little Downham (excluding Pymoor)		2		3	2					7	5	2
Little Thetford		2								2	2	1
Littleport (excluding Black Horse Drove)	8	1	1					1		11	8	3
Lode (excluding Long Meadow)	1									1	1	0
Mepal	6									6	4	2

Parish/ settlement	Completions									Projection 2019-25 (av. x 6 yrs)	Manipulated projection 2019-25 (-60%)
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	Total 01-09		
Newmarket Fringe (Cheveley, Woodditton)	1				3		1		5	4	2
Prickwillow (Ely)	1				1	1	1		4	3	1
Pymoor (Little Downham)							1		1	1	0
Reach	1			1					2	2	1
Snailwell								4	4	3	1
Soham (excluding Barway)	2	4	1	6					13	10	4
Stetchworth			1						1	1	0
Stretham	2				3				5	4	2
Stuntney (Ely)		1	3						4	3	1
Sutton	6	3	10	7	1	1			28	21	8
Swaffham Bulbeck									0	0	0
Wentworth			2			3			5	4	2
Wicken				6					6	4	2
Wilburton					1		8		9	6	2
Witchford	2								2	2	1
TOTAL	42	37	60	31	21	10	18	6	225	169	68

Table 5a. Potential large specific brownfield sites

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year													Further comments
					09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	
Bottisham	Land to the North-East of 20-42 Arber Close	0.1	50	5					2	3								Brownfield: (06/00617/FUL) Approved on the 2 nd Oct. 2006. Permission expired on 9 th Oct. 2009. No known constraints to delivery.
Ely	Standens, Station Road	1.82	NA	36							10	10	16					Housing on riverside would raise quality of area. Pre-application discussions in March 07. Owner confirmed Oct 2009 wishes to see site developed but no site for relocation identified.
Ely	32 Lisle Lane	0.35	38	13											8	5		Large garden and vacant scrubland. Within 400 metres of STW. Owner confirmed wishes to see site developed and likely build out. Overland Sewerage Pipe prevents access from Cresswells Lane. Anglian Water has indicated that SWT likely to be relocated by 2020.
Ely	Old Dairy, Beald Way	0.21	47	10						10								Vacant and derelict for many years. Letter written to owner, and no response provided. However, is vacant site with no known constraints to delivery.
Ely	Walsingham Way	1.93 net	69	101 net (134 total)					35	35	31							Re-development of 44 affordable properties at higher density to provide 162 units. Application approved Oct.'08 for part of the site (08/00833) for 28 dwellings (net 17 units) – see Table 2c. Potential for further 101 (net) on the remaining land. RSL has indicated the delivery rates.
Ely	Old Woolworths, Fore Hill	0.1	100	10							5	5						Mix of retail & housing proposed in 2007 pre-application discussions. Owners have indicated delivery timescales
Ely	Land north of Nutholt Lane	1.0	60	60								20	20	20				Area part owned by District Council and identified in Core Strategy as key area for re-development. Potential for flats. Development relies on relocation of Paradise Centre to Council site on Downham Road. Intention of Council to bring forward.

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year												Further comments
					09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	
Ely	136 Lynn Road	0.18	39	7			3	4									09/00783/FUL Planning application pending at 30 th Oct. 2009. No known constraints to delivery.
Haddenham	Rear of 52a High Street	0.35	57	20							10	10					Representation made by Cheffins in 2007.
Littleport	Land rear of 85-87 Ely Road	0.18	30	5		5											Permission granted in 2004 (04/00411/O) but now expired. Land now separate from 89 Ely Road. Owners indicated that site is immediately available for development. No known delivery constraints.
Littleport	Land at 89 Ely Road	0.17	30	5		5											Permission granted in 2004 (04/00411/O) but now expired. Land now separate from 85-87 Ely Road. Owners indicated that site is available for development. No known delivery constraints.
Soham	Land side and rear of Windayle, 27 Hall Street	0.51	24	12		4	8										Application pending at 28 th Oct. 2009 (09/00792/FUM). Agent's estimated delivery rates. No known delivery constraints.
Soham	Land between 16 and 26 Mill Corner	0.35	34	12								6	6				Pre-application discussions have been held on part of the site and owner is keen to sell for housing. Remainder of land may also come forward within Plan period.
Sutton	Land adjacent 123 High Street	0.63	37	23				10	13								Pre-application discussions held on 5 th June 2009. No known delivery constraints.
Sutton	Land to the north of 76 High Street	0.26	42	11										5	6		Owners have indicated land will come forward.
TOTAL				330	0	14	11	14	50	48	76	51	42	0	5	14	5

Table 5b. Potential large specific greenfield windfall sites

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year												Further comments	
					09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21		21/22
Burwell	Land adjacent The Bungalow, Newmarket Road	0.38	40	15												6	9	Owner has indicated could sell in the distant future. No known delivery constraints.
Cheveley	Land east of St. John's Avenue, Newmarket	0.5	36	18			10	8										Owned by Forest Heath DC, likely to be developed for affordable or general market housing. Application for 33 affordable dwellings withdrawn (03/01361/F). Application for 18 market houses (09/00631/FUM) refused at Committee on 4 Nov 2009, as 4 plots on allotment site. Once this issue is resolved, a new application is likely to be submitted.
Littleport	Land north of Grange Lane	2.1 1.7	42	71				20	20	20	11							Owned by development company. Intention to develop soon. No known delivery constraints.
Littleport	12 Woodfen Road	0.39	35	14					7	7								Owner has indicated likely to sell within next five years. No known delivery constraints.
Littleport	Land at Orchard Lodge, Ely Road	0.58 0.52	40	21				10	11									Owner has indicated site is available for development. Site will need to be accessed from Highfields farm estate road. No known constraints to delivery.

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year												Further comments	
					09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21		21/22
Littleport	Land south of The Paddocks	2.17 1.73	40	69				20	20	20	9							Owner has indicated site is available for development. Representation made by Cheffins in 2008. Land will need to be accessed from Highfield Farm. No known constraints to delivery.
Soham	Land adjacent Weatheralls School	0.52 0.47	40	19								10	9					Owned by County Council. County Council land to the rear is currently being explored as an option for housing/missed use development through the Site Allocations DPD. This site is unlikely to be developed until the preferred site is selected.
Soham	Land north of Foxwood South	0.33	30	10		5	5											Planning application pending at 28 th Oct. 2009 (09/00581/FUM). Agent's estimated start date.
Soham	Land rear of Croft House	0.84 0.76	45	34				12	12	10								Owner has indicated likely to sell within 5 years. Land will need to be accessed from the north. No other known constraints to delivery.
Soham	Land rear of 41 Fordham Road	4.2 3.4	45	153				40	40	40	20	13						Three landowners who are currently actively exploring development/sale opportunities. No known major constraints to delivery.
Soham	Land rear of 82-90 Paddock St.	0.3	33	10			5	5										Application pending for 5 dwellings on part of site at 29 th Oct. 2009 (09/00787) but likely to be withdrawn. Remainder of site is vacant land and could be developed as comprehensive scheme.
Sutton	Land west of Red Lion Lane	1.2	32	35				15	10	10								Owner has indicated could sell. No known constraints to delivery.
Witchford	Land east of Barton Close	0.38	38	14			7	7										Presently owned by the District Council. Looking to develop site for affordable housing for 14 units. Intention to deliver soon.
TOTAL				483	0	5	12	62	130	109	80	30	22	0	0	6	9	

Table 5c. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year												Further comments	
					09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21		21/22
Burwell	Toyse Lane, Chestnut Rise	3.02		47								20	27					Greenfield. Privately owned. RSL to be identified. Access to be off Chesnut Rise.
Cheveley	199-209 High Street	0.76		6							6							Greenfield. Suitable for no more than 6 dwellings. Privately owned with RSL identified. RSL has indicated the delivery rate.
Fordham	5 Soham Road			32					16	16								Mix of greenfield and brownfield. Part occupied by furniture factory, with field to the rear. Most of the site is outside the development envelope, but small part lies within. RSL identified and negotiation underway. Delivery rate estimated by RSL.
Haddenham	Northumbria Close	0.93	26	24			12	12										Greenfield. Privately owned. RSL identified and negotiation underway. RSL has indicated the delivery rate.
Stretham	Sennitt Way/ Newmarket Rd,	0.18	33	6			3	3										Greenfield. Privately owned. RSL to be identified. Currently at stage of pre-application discussion with Development Control.
TOTAL				115			15	31	16	6	20	27						

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

The Core Strategy identifies that the following broad areas should be allocated for housing development in the Council's site-specific Development Plan Documents. Indicative phasing rates are shown - these will be explored in 2010/11 through production of the site-specific DPDs.

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

Estimated phasing rates

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

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

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

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

Appendix 2 – Five Year Supply Assessment

Government guidance in PPS3¹⁰ requires local authorities to ensure that, at any point in time, there is a supply of suitable, available and achievable housing sites for the next five years. This is also a National Indicator (NI159). Local authorities are therefore required to monitor the supply of deliverable sites on an annual basis, through their AMRs.

The current monitoring year (2009/10) is not counted as part of the five-year supply. The supply assessment therefore covers the period from 1st April 2010 to 31st March 2015. The housing trajectory above indicates that a total of 2004 dwellings are likely to come forward on deliverable sites over this 5 year period - from outstanding allocation sites, other outstanding commitments, and potential large sites assessed in the emerging Strategic Housing Land Availability Assessment (as detailed in Appendix 1). This compares against a target of 1629 dwellings for this period. This target is based on the residual RSS requirement, taking account of completions made since 2001. A total of 5,108 dwellings have been completed since 2001, leaving a residual RSS requirement of 5212 dwellings to be provided over a 16 year period. This represents an annual rate of about 326 dwellings – or a total of 1629 dwellings over a 5 year period. A summary of figures are set out in the Tables below.

The delivery of 2004 dwellings against a target of 1629 dwellings means that there is enough land available to meet required provision over the 5 year period. The Government's National Indicator NI159 requires this information to be presented as a percentage, to indicate the degree to which a supply of sites is being maintained. It is therefore calculated that East Cambridgeshire has a five year supply that meets 123% of the target.

Summary of estimated Five Year Supply 2010-15

	Capacity source	Number of dwellings
A	Sites allocated in the Local Plan (Tables 2a and 2b)	339
B	Other outstanding large sites with planning permission (Tables 2c and 2d)	760
C	Outstanding commitments on small sites (Table 3)	270
D	Specific sites identified in the SHLAA (Tables 5a, 5b and 5c)	535
E	Broad allocations identified in the Core Strategy (Table 6)	100
	Total identified five year supply (A + B + C + D + E)	2004

Assessment of Five Year Supply against RSS requirement

	Performance against target	Number of dwellings
A	Number of dwellings required in RSS period (2001 to 2025)	10,320
B	Number of dwellings completed to date (2001 to 2009)	5,108
C	Residual number of dwellings required in RSS period (2009 to 2025)	5,212
D	Number of years remaining in RSS period	16
E	Five year housing target (C/16 multiplied by 5)	1629
F	Total identified five year supply (2010-15)	2004
	Five year supply surplus or deficit (F/E multiplied by 100%)	123%

¹⁰ This influences how planning applications are determined, as PPS3 states that local authorities who cannot demonstrate a five year supply 'should consider favourably planning applications for housing' e.g. applications which may be contrary to policies and strategy in the Local Development Framework.

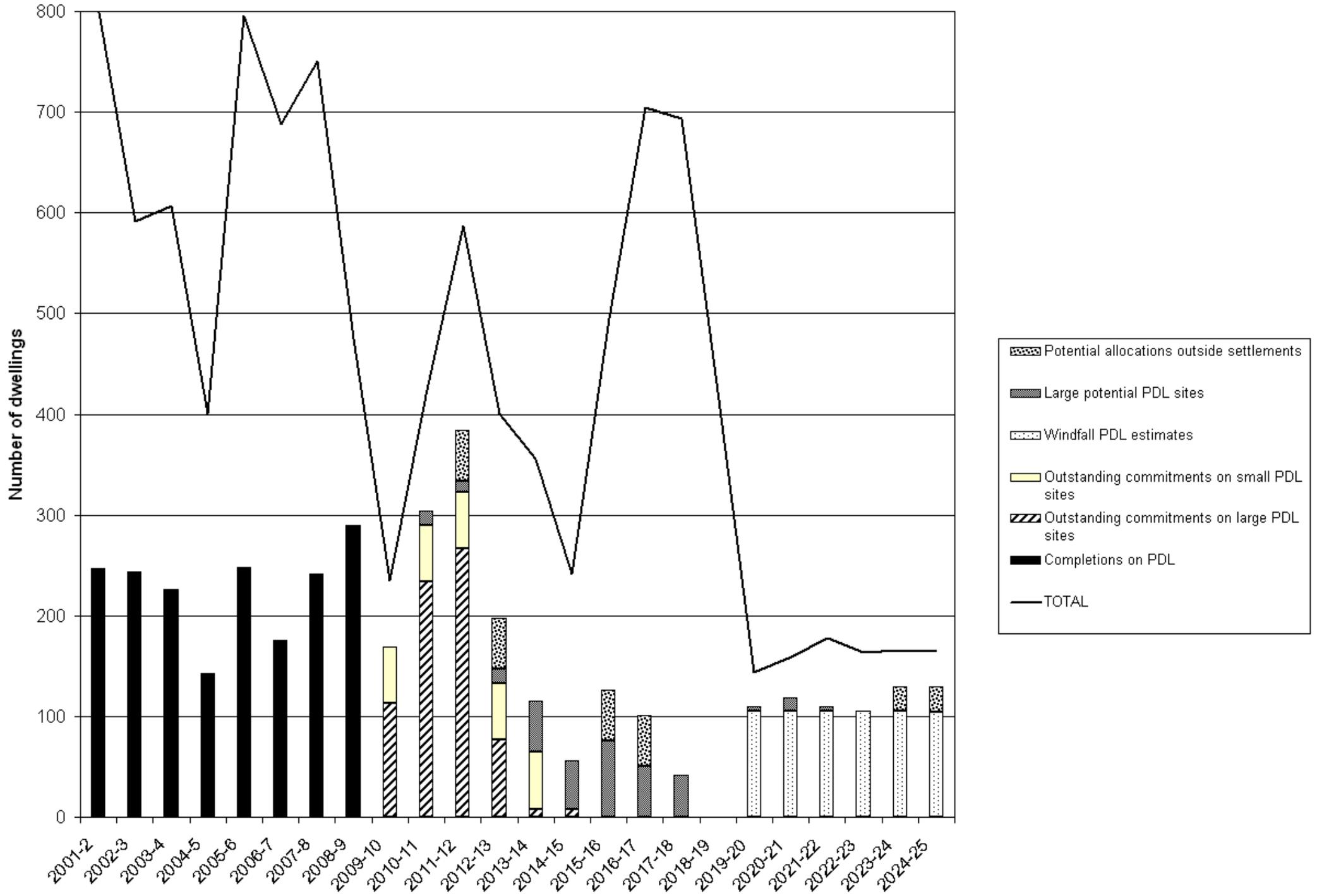
Appendix 3 – PDL Trajectory

The East Cambridgeshire Core Strategy document includes a previously developed land target and trajectory – as required by PPS3. The AMR provides an opportunity to update this PDL trajectory on an annual basis. Previously developed land, or brownfield land, is defined in PPS3 as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface structure.'

The graph and table below set out the amount of housing which is estimated may come forward on brownfield land, for each year of the Plan period. The columns in the graph illustrate the difference sources of this supply, whilst the line in the graph shows how these totals compare to the overall estimated levels of housing delivery (from both brownfield and greenfield sources). It should be noted that the PDL trajectory is based on a total supply estimate of 10,156 dwellings, as the source of additional allocations has been excluded. The reason for this exclusion is that at present, the location of these allocations is unknown.

The target in Policy CS2 of the Core Strategy is for at least 35% of dwellings to be completed on brownfield land. The trajectory illustrates that this target is likely to be met over the Plan period.

Year	Completions on PDL	Outstanding commitments on large PDL	Outstanding commitments on small PDL sites	Windfall PDL estimates	Large potential PDL sites	Broad areas of growth	TOTAL on PDL	TOTAL	% on PDL against growth
2001-2	247						247	799	
2002-3	244						244	591	
2003-4	226						226	607	
2004-5	143						143	401	
2005-6	248						248	796	
2006-7	176						176	688	
2007-8	241						241	751	
2008-9	290						290	475	
2009-10		113	56				169	235	
2010-11		234	56		14		304	419	
2011-12		267	56		11	50	384	587	
2012-13		77	56		14	50	197	401	
2013-14		8	57		50		115	356	
2014-15		8			48		56	241	
2015-16					76	50	126	495	
2016-17					51	50	101	704	
2017-18					42		42	694	
2018-19							0	423	
2019-20				105	5		110	144	
2020-21				105	14		119	159	
2021-22				105	5		110	178	
2022-23				105			105	164	
2023-24				105		25	130	166	
2024-25				104		25	129	165	
TOTAL	1815	707	281	629	330	250	4012	10156	39.5%



Appendix 4 – Summary of Indicators

Core Strategy Policy	Indicator	Type of Indicator	Target	2008/09 Performance	Data Source
CS1: Spatial Strategy	Proportion of dwellings completed – by location	Local Indicator	66% of housing development in the Market Towns, 16% in the Key Service Centres (plan period)	69% in Market Towns, 12% in Key Service Centres (2008/09)	Cambridgeshire County Council Research Group (CCCRG)
CS2: Housing	Plan period and housing targets	Core Output Indicator H1	430 dwellings per annum 2001-2025 (total 10,320)	430 dwellings per annum 2001-2025 (total 10,320)	East of England Plan (May 2008)
	Net additional dwellings – in previous years	Core Output Indicator H2(a)		5,108 (2001-2009)	CCCRG
	Net additional dwellings – for the reporting year	Core Output Indicator H2(b) & Local Indicator		475	CCCRG
	Net additional dwellings – in future years	Core Output Indicator H2(c)		5,531	CCCRG
	Managed delivery target	Core Output Indicator H2(d)		10,639 (2001-2025)	CCCRG
	New and converted dwellings on Previously Developed Land (PDL)	Core Output Indicator H3 & Local Indicator	Minimum 35% of dwelling completions (2001-2025)	49% (2008/09) 37% (2001-2009)	CCCRG
	Gross affordable housing completions	Core Output Indicator H5 & Local Indicator	Minimum 30% of dwelling completions (2008-2025)	24% (2008/09)	CCCRG
	Housing quality – building for life assessments	Core Output Indicator H6	No target	No information available	N/A
	Dwellings completed - by settlement	Local Indicator	No target	See Table 4.4	CCCRG
CS3: Gypsies and Travellers	Net additional pitches (Gypsy and Traveller)	Core Output Indicator H4 & Local Indicator	35 pitches between 2006-2011; a further 46 pitches between 2011-2025	2 net additional pitches completed (2008/09)	CCCRG
	Pitches approved in each sub-district area	Local Indicator	56% in the north of the district, 18% in the central area and 26% in the south (plan period)	23 pitches approved (2006-2009). See Table 4.11 for details	CCCRG
	Tenure of gypsy sites	Local Indicator	Meet the needs of the local gypsy population. Currently privately owned and sites for rent needed.	See Figure 4.6	ECDC
	Vacant pitches on Council-run sites and unauthorised encampments	Local Indicator	Minimise	0 vacant Council-run sites, 2 unauthorised encampments	ECDC
CS4: Employment	Additional employment floorspace - by type	Core Output Indicator BD1 & Local Indicator	No target	Total 21,032 sq m, 14.78ha (gross). See Table 4.14 for details	CCCRG
	Employment floorspace on previously developed land – by type	Core Output Indicator BD2 & Local Indicator	Maximise	91%	CCCRG
	Employment land available – by type	Core Output Indicator BD3 & Local Indicator	Increase the existing average development of 3.6ha per annum	66.8ha (+8.5ha in 2008/09)	CCCRG
	Land and floorspace developed for employment – by location	Local Indicator	No target	See Table 4.13	CCCRG
	New jobs created (net)	Local Indicator	Net job growth of 6,200 over the plan period	24,900 jobs (2007/08), 24,500 (2008/09)	ONS annual business inquiry analysis

Core Strategy Policy	Indicator	Type of Indicator	Target	2008/09 Performance	Data Source
CS4: Employment and EC1: Retention of Employment Sites	Amount of employment land lost to non-employment uses	Local Indicator	Minimise (unless schemes comply with criteria of Policy CS4)	3,840 sq m	CCCRG
CS5: Retail and Town Centre Uses	Amount of completed retail and leisure floorspace	Local Indicator	As specified in Policy CS5	4 retail developments (242 sq m). 1 leisure development (319 sq m)	CCCRG
CS5: Retail and Town Centre Uses & S2: Retail Uses in Town Centres	Retail vacancy rates in the town centres	Local Indicator	Minimise	Ely – 8 vacant (3%) Littleport – 2 vacant (3.5%) Soham – 2 vacant (3%)	East Cambridgeshire District Council Retail Survey 2008
CS6: Environment	Open space provision per 1,000 population	Local Indicator	4ha per 1,000 population	2.1ha per 1,000 population	ECDC
CS7: Infrastructure	Completed new or improved community, infrastructure and transport facilities	Local Indicator	Maximise	4	CCCRG
	Loss of important community, infrastructure or transport facilities	Local Indicator	Minimise	0	CCCRG
CS8: Access	% new dwellings completed within 30 mins of key services	Local Indicator	Maximise	44%-all key services	CCCRG
H1: Housing Mix	Housing mix	Local Indicator	40% of dwelling completions to contain 2 or fewer bedrooms [schemes of 10+ dwellings]	41%	CCCRG
	Percentage of additional dwellings meeting Lifetime Homes standards	Local Indicator	20% of dwelling completions to meet Lifetime Homes standards [schemes of 5+ dwellings]	0%	ECDC
H2: Density	Housing density	Local Indicator	Average density of 30dph [10+ dwellings]	42dph	CCCRG
H3: Affordable Housing	Location and tenure of affordable housing completions	Local Indicator	(1) 40% of total dwellings as affordable in the south, 30% in the north and 35% in Ely [new developments 3+ units in size]. (2) 70% of dwellings for rent and 30% for shared ownership (plan period)	(1) 2% in the south, 24% in the north, 36% in Ely. (2) 86% social rented, 14% shared ownership (2008/09)	CCCRG
H6: Residential Care Homes	Residential care home bedspaces completed	Local Indicator	550 extra nursing home beds, 1,800 'extra care' sheltered housing units & 1,000 fewer residential care home beds needed in Camsb by 2021 [Cambridge Subregion SHMA]	40 (2008/09)	CCCRG
H7: Mobile Home and Residential Caravan Parks	Loss of mobile home pitches	Local Indicator	0	0	CCCRG
H8: Alterations or Replacement of Rural Buildings	Extensions or replacement buildings approvals with capacity of more than 25% of the original building	Local Indicator	0	1	ECDC
EC2: Extensions to Existing Buildings in the Countryside	Extensions to existing buildings in the countryside	Local Indicator	No target	3	CCCRG
EC3: Non-residential Re-use or Replacement of Buildings in the Countryside	Rural buildings reused and redeveloped for non-residential uses	Local Indicator	Maximise	11	CCCRG
EC4: Residential Re-use of Buildings in the Countryside	Change of use of rural buildings to residential use	Local Indicator	Minimise (unless they comply with criteria of Policy CS4)	1	CCCRG
EC6: New Employment Buildings on the Edge of Settlements	New employment buildings approved on the edge of settlements	Local Indicator	No target	3	CCCRG
EC8: Tourist Facilities and Visitor Attractions	New tourism-related permissions	Local Indicator	Maximise	0	CCCRG
S1: Location of Retail and Town Centre Uses	Total amount of floorspace for 'town centre' uses	Core Output Indicator BD4 & Local Indicator	Maximise	A1 – 242 sq m (gross) A2 – 697 sq m (gross) B1a – 5,503 sq m (gross) D2 – 319 sq m (gross)	CCCRG

Core Strategy Policy	Indicator	Type of Indicator	Target	2008/09 Performance	Data Source
S2: Retail Uses in Town Centres	% A1 and A2 floorspace in Ely Primary Shopping Frontage	Local Indicator	At least 60% of net floorspace	A1 – 74% of trading units A2 – 12% of trading units	ECDC
S3: Retaining Community Facilities and Open Space	Sports pitches available for public use per 1,000 population	Local Indicator	1.33ha per 1,000 population	1.2ha per 1,000 population	ECDC Sports & Play Areas Assessment 2005
S6: Transport Impact	% rights of way that are rated 'easy to use'	Local Indicator	Maximise	67%	County Council Annual Rights of Way Survey
	Number of improvements to walking and cycling routes	Local Indicator	No target	No information available	ECDC
S7: Parking Provision	Development complying with car parking standards	Local Indicator	100%	No information available	ECDC
EN1: Landscape Character	Planning appeals allowed following refusal on 'harm to landscape character' grounds	Local Indicator	0	7	CCCRG /Planning Inspectorate
EN2: Design	Planning appeals allowed following refusal on design grounds	Local Indicator	0	4	CCCRG /Planning Inspectorate
EN3: Sustainable Construction & Energy Efficiency	% of new dwellings meeting BREEAM/Ecohomes 'Very Good'	Local Indicator	Maximise	0%	ECDC
EN4: Renewable Energy	Renewable energy generation	Core Output Indicator E3 & Local Indicator	Maximise	0.008MW	CCCRG
	Schemes providing 10% energy requirements from renewables	Local Indicator	100% [10+ dwellings or 500 sq m+]	No information available	ECDC
EN5: Historic Conservation	Listed Buildings 'at risk'	Local Indicator	Minimise	21	ECDC
	% of Conservation Area Appraisals completed	Local Indicator	Maximise	46%	ECDC
	Buildings on 'local list'	Local Indicator	No target	0	ECDC
EN6: Biodiversity and Geology	Change in areas of biodiversity importance	Core Output Indicator E2 & Local Indicator	Maximise beneficial change	+ 79 ha (extension of Roswell Pits SSSI to form Ely Pits and Meadows SSSI)	Cambridgeshire and Peterborough Biological Records Centre
	Change in priority habitats and species by type	Local Indicator	Maximise beneficial change	No data available on habitats. See Table 4.34 for change in species	
	SSSI condition assessment	Local Indicator	Increase % by 2025	30%	
	County Wildlife Sites with positive conservation management	Local Indicator	Increase	38% (2007/08), 41% (2008/09)	
EN7: Flood Risk	Permissions granted contrary to Environment Agency advice	Core Output Indicator E1 & Local Indicator	0	0	Environment Agency
	Planning permissions with SuDS	Local Indicator	Maximise	No information available	ECDC
EN8: Pollution	Number of AQMAs	Local Indicator	0	0	ECDC
	Annual average concentration of NO ₂	Local Indicator	Levels not to exceed national objectives	Within national objectives	ECDC
	Annual average levels of particulates	Local Indicator	Levels not to exceed national objectives	Within national objectives	
	Ozone concentration	Local Indicator	Levels not to exceed national objectives	Above national objectives	
EN9: Green Belt	Development in the Green Belt	Local Indicator	0	1 development on an existing site	ECDC