

Annual Monitoring Report 2009/10

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Executive Summary

The Government's Intention to Revoke the RSS

Since 2004, the planning system in England has been made up of two levels of plan: the Regional Spatial Strategy (RSS), prepared at the regional level, and the Local Development Framework (LDF), prepared at a district level. The RSS set out a long-term strategic, spatial framework for the region, providing direction for Local Development Frameworks. It also included specific targets for the number of new homes to be built in each local authority. The Government has stated its firm intention to revoke Regional Spatial Strategies so that they no longer form part of the statutory development plan. This revocation will come into effect once the Government is able to successfully promote its Localism Bill through Parliament.

In response to the changing planning policy framework, in September 2010 the District Council resolved to commence a focused review of the adopted Core Strategy. This will incorporate strategic allocations that were previously to be allocated through the Site Allocations DPD and Ely Area Action Plan. Up until the adoption of this revised document, the adopted Core Strategy and saved policies (and RSS until formally revoked) will continue to provide the statutory planning framework. As part of the Core Strategy review, the Council will be responsible for establishing the right level of local housing provision in the district and identifying a long-term supply of housing land. This review of housing targets will examine the deliverability of growth as envisaged in the Ely, Soham and Littleport Masterplans.

Outline of the AMR

There remains a requirement for all local planning authorities to produce an Annual Monitoring Report (AMR) under the Planning and Compulsory Purchase Act 2004. This is the sixth AMR to be produced and covers the period from 1st April 2009 – 31st March 2010.

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 reports on the policies of the adopted East Cambridgeshire District Council Core Strategy (2009).

The 2009/10 AMR reports on the same suite of indicators used in recent years. A full review of Local Indicators will be undertaken as part of the Core Strategy review.

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. The latest Local Development Scheme (LDS) was published in October 2009.

Work progressed on the LDF in this monitoring period with adoption of the Core Strategy DPD in October 2009 and preparation of the Site Allocations Options Paper and Ely AAP Options Paper.

Core Output Indicators and Local Indicators

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**

A total of 206 dwellings (net) were completed in 2009/10, 38 of which were affordable. This is the lowest level of growth in recent years as a result of the slowdown in the housing market. The average density of completed dwellings decreased to 14 dwellings per hectare. The Council exceeded the local target of 35% for the re-use of previously developed land. The proportion of dwelling completions for smaller 1 and 2 bedroom dwellings fell to 32%.

- **Gypsy and Traveller Sites**

The number of gypsy caravans fell to 157. Two additional pitches were completed in 2009/10. No unauthorised encampments were recorded over the monitoring period.

- **Employment**

A total of 11,809 sq m (3.67ha) of employment space was developed in this monitoring period whilst 3,685 sq m was lost. This represents a net gain of 8,124 sq m. At the end of the monitoring period 54.95ha of employment land was available. Median gross weekly pay for workers in the district decreased to £442.20 (2010 figures) and employee jobs fell marginally to 22,800 (2009 figures).

- **Services and Infrastructure**

No retail developments were completed in the monitoring year. Retail vacancy in the town centres increased slightly to the following levels: Ely 3.6%, Littleport 5.2% and Soham 6.2%. This compares to the regional average of 9%. Seven new community facilities (a new educational centre, new pre-school facility, new lecture theatre, new sports pavilion, extension to a community centre, extension to the King's School and extension to a football club) were completed in the district. No important community facilities were lost. Overall, 52% of new dwellings were completed within 30 minutes by public transport of key services. Access to a secondary school was the least accessible key service. The provision of sports pitches in the district remained at 1.2 ha per 1,000 population. A total of 62% of rights of way in East Cambridgeshire were rated 'easy to use'.

- **Environment**

In 2009/10, 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 0.01MW. Approximately 30% of SSSIs were in 'favourable' or 'unfavourable recovering' condition in the monitoring period, a slight decrease on 2008/09. 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/local-development-framework/programme-timetable>.
- 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 2009 – 31st March 2010.

Structure of the Report

- 1.6 The report measures various indicators to assess performance:
 - **National Indicators** – Centrally driven targets, known as Local Area Agreements have been abolished by the new government and have been removed from this Annual Monitoring Report. A set of local indicators will be developed by the Council which may result in new indicators in future years.
 - **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.
 - **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.
 - **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 2010.

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 80,300 (CCCRG mid-year population estimate 2009). 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 119,100), 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. 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 17,560), whilst Soham (population 9,520) and Littleport (population 7,280) 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 80 County Wildlife Sites – as well as areas identified as important for wildlife in the Cambridgeshire Biodiversity Action Plan. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the fenland rivers and waterways.

Contextual Indicators

- 2.6** This section reports on the contextual indicators for the district of East Cambridgeshire. County, regional and/or national comparators are detailed as appropriate. 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 **80,300** in mid-2009 (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 2001-2009

	Population			Total Dwellings		
	mid-2001	mid-2009	% Change 2001-2009	mid-2001	mid-2009	% Change 2001-2009
Cambridge City	109,900	119,100	8.4%	44,500	48,600	9.2%
East Cambs	70,900	80,300	13.3%	30,900	36,000	16.5%
Fenland	83,700	93,300	11.5%	36,800	42,100	14.4%
Huntingdonshire	157,200	164,600	4.7%	65,700	70,800	7.8%
South Cambs	130,500	143,600	10.0%	54,200	60,500	11.6%
Cambridgeshire	552,200	600,900	8.4%	232,100	258,000	11.2%

Source: CCCRG

- 2.8 Age profile:** The age profile of the district's population is comparable to the regional average (Table 2.2). Meeting the needs of an ageing population is a key issue. In 2009, the proportion of people aged 65 or over in the district was 17.2%. This is expected to rise to 23.6% by 2021 (East Cambridgeshire Annual Demographic and Socio-economic Information Report 2010: CCCRG).

Table 2.2 Population Age Group Estimates Mid 2009

Age Group	East Cambs		Cambridgeshire	
	Number	% Population	Number	% Population
0-4	5,200	6.4%	35,000	5.8%
5-9	4,900	6.1%	33,600	5.6%
10-14	4,600	5.7%	35,500	5.9%
15-19	4,500	5.6%	37,100	6.2%
20-24	4,300	5.4%	44,400	7.4%
25-39	14,600	18.2%	117,400	19.5%
40-44	6,600	8.2%	46,300	7.7%
45-54	11,500	14.3%	81,600	13.6%
55-64	10,500	13.1%	74,400	12.3%
65-74	7,200	9.0%	51,500	8.6%
75+	6,600	8.2%	43,900	7.3%
TOTAL	80,300	100.2%	600,700	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). Males continued to experience a marginal increase in life expectancy whilst females continued to experience a marginal decline in life expectancy in 2006-2008.

Table 2.3 Life Expectancy at Birth (in years)

	East Cambridgeshire				East of England				England			
	2003-05	2004-06	2005-07	2006-08	2003-05	2004-06	2005-07	2006-08	2003-05	2004-06	2005-07	2006-08
Males	78.30	79.40	80.10	80.48	78.00	78.30	78.70	78.94	76.92	77.32	77.65	77.93
Females	83.00	84.10	84.00	83.80	81.80	82.30	82.60	82.75	81.14	81.55	81.81	82.02

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:** Table 2.4 shows an increase 'violence against the person', 'robbery' and 'burglary in a dwelling' in the 2008/09 period, however levels of crime in the district remain relatively low. The East Cambridgeshire Community Safety Partnership have published the Community Safety Plan for 2008-2011 which can be viewed online at: <http://www.eastcamb.gov.uk/crime/community-safety-0>

Table 2.4 Notifiable Offences Recorded by the Police 2006 –2010

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	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%
	2009/10	810,831	-3.6%	73,409	-5.9%	258,500	-5.6%	111,051	-20.1%	318,656	-14.6%
East of England	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%
	2009/10	70,197	+1.4%	3,709	-16.9%	22,047	-5.7%	9,523	-20.2%	29,075	-15.4%
Cambs	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%
	2009/10	6,471	+33.0%	349	-7.4%	2,428	+16.5%	834	-11.7%	2,846	+4.3%
East Cambs	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%
	2009/10	612	+9.1%	17	+88.9%	204	+5.2%	106	-43.6%	320	-1.2%

Source: Office for National Statistics: Neighbourhood Statistics

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

- 2.14 Unemployment:** Unemployment fell marginally to 2.4% in the district (1.4% females, 3.2% males) during the monitoring period. The rate of decrease was comparable with the eastern region as a whole (Table 2.5 and Figure 2.1).

¹ Lower Super Output Areas, each containing approximately 1,500 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 2007 – April 2010)

	April 2007		April 2008		April 2009		April 2010		April 2009 to April 2010	
	No.	%	No.	%	No.	%	No.	%	Change	% Change
East Cambs	646	1.3	506	1.0	1,234	2.5	1,173	2.4	-61	-0.1
Cambridgeshire	5,311	1.4	4,671	1.2	10,059	2.7	9,441	2.5	-618	-0.2
East of England		1.9		1.7		3.5		3.4		-0.1
Great Britain		2.4		2.2		4.1		4.1		0.0

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

- 2.15 Educational Attainment:** At GCSE/GNVQ level, 71.8% of pupils attending schools in East Cambridgeshire achieved 5 or more A*-C passes. This is another improvement in performance and pupils are now performing better than the regional (69%) and national (69.8%) averages.
- 2.16 Post-16 Education:** In 2009 89% of students in East Cambridgeshire stayed on in full-time education at 16+, an increase of 1% from the previous year, 1% were in full time training, 4% in full time employment and 1% of leavers were not in education, employment or training (NEET). Source: Connexions – CC. The impact of the economic downturn is being felt by young people. Between July 2008-July 2009, there was a 1.9% increase in the numbers of young people not in education, employment or training (NEET) in East Cambridgeshire (source: Supporting Cambridgeshire’s Communities through the Economic Downturn, November 2009).
- 2.17 Qualification levels:** The level of educational achievement of the district’s workforce is above the regional and national average at the all NVQ levels (Table 2.6).

Table 2.6 Qualification levels of working age people (January 2009-December 2009)

Qualification Level	East Cambs	East Cambs (%)	East of England	UK
NVQ4 and above	15,700	30.7%	27.3%	29.9%
NVQ3 and above	27,900	54.6%	46.9%	49.3%
NVQ2 and above	36,800	72.1%	64.2%	65.4%
NVQ1 and above	43,300	84.8%	79.9%	78.9%
Other qualifications	5,100	9.9%	8.8%	8.8%
No qualifications	*	*	11.3%	12.3%

Source: ONS Annual Population Survey

Notes: * Sample size too small for reliable estimate. Numbers and % are for those of aged 16-64

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%). Table 2.7 shows data compiled in the Business Register and Employment Survey. The industries that employ the most people in East Cambridgeshire are services (76.8%) distribution, hotels and restaurants (21.5%) and finance and other business activities (20.6%). Major employers in the district include Shropshires (Gs), Turners Transport, DS Smith, JDR Cables, Life Fitness, Thurlow Nunn Standen and Tesco.

Table 2.7 Employment by Industry in East Cambridgeshire

Industry	2008		2009	
	Number	%	Number	%
Manufacturing	2,600	11.2	2,800	12.3
Construction	1,900	8.2	1,900	8.3
Services	18,300	79.0	17,500	76.8
Distribution, hotels and restaurants	5,000	21.6	4,900	21.5
Transport, IT and communications	2,500	10.8	2,300	10.1
Finance and other business activities	4,500	19.4	4,700	20.6
Public administration, education and health	4,800	20.7	4,300	18.9
Other services	1,500	6.5	1,300	5.7
Tourism-related	1,700	7.3	1,400	6.1

Source: Business Register and Employment Survey

Note: % is a proportion of total employee jobs

2.19 Number of new VAT registrations: 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 2008 there were 320 registrations and 275 deregistrations giving an overall stock of 3,560 at the end of the year (Figure 2.2).

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

Table 2.8 Employment by Occupation (April 2009 – March 2010)

Occupation	East Cambs		East of England	Great Britain
	2008/9	2009/10	2009/10	2009/10
Managers and senior officials	15.2%	10.1%	17.5%	15.7%
Professional occupations	15.1%	26.6%	13.4%	13.7%
Associate professional and technical	9.2%	*	14.5%	14.7%
Administrative/secretarial	9.2%	*	11.5%	11.2%
Skilled trades	15.8%	13.4%	10.9%	10.4%
Personal service occupations	9.7%	11.7%	8.0%	8.7%
Sales and customer services	*	*	6.8%	7.4%
Process plant and machine operatives	*	*	6.0%	6.6%
Elementary occupations	13.1%	13.2%	10.9%	11.1%

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) fell by 3.4% in 2009 but remains above the county, regional and national average (Table 2.9).

Table 2.9 Activity rates in East Cambridgeshire and comparator areas 2006-2010

Year	East Cambs	Cambridgeshire	East of England	Great Britain
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%
Jan 09 – Dec 09	85.9%	80.9%	79.4%	76.7%

Source: Nomis local area labour force survey

2.22 Gross weekly pay for full-time employees: Median gross weekly earnings in East Cambridgeshire fell by £8.10 (2%) in 2010 to £442.20 (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 2010

	2006 (£)	2007 (£)	2008 (£)	2009 (£)	2010 (£)
East Cambs	406.80	457.30	419.50	450.30	442.20
Cambridge City	463.10	480.30	502.00	524.40	539.20
Fenland	415.50	423.80	404.50	422.00	399.10
Huntingdonshire	429.60	457.00	469.50	482.20	503.60
South Cambs	570.40	555.70	592.40	597.90	599.90
East of England	440.60	450.50	469.10	478.60	488.70
Great Britain	444.80	459.30	479.10	489.90	500.40

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 average house price in East Cambridgeshire fell by 8.2% between 2008 and 2009 and the lower quartile house price (i.e. entry level) fell by 6.9%. The lower quartile affordability ratio improved in 2009, but tightened mortgage lending requirements remain which could make it harder for many first-time buyers to get into home ownership. At present, a single earner in East Cambridgeshire with a lower quartile income is not in a position to buy a lower quartile home. There are therefore continuing concerns about housing affordability in the district.

Table 2.12 – House Prices and Affordability in East Cambridgeshire

	2007	2008	2009
Mean house price	215,760	214,786	197,212
Median house price	189,460	184,500	171,000
Lower quartile house price	151,500	145,000	135,000
Lower quartile affordability ratio ³	8.87	8.60	7.22

Source: Land Registry and ASHE

Transport and Spatial Connectivity

- 2.25 Commuting:** As reported in previous years, 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

³ The 'most widely used housing affordability indicator is the 'lower quartile affordability ratio': the ratio of lower quartile house prices to lower quartile earnings (Housing Affordability: A fuller picture. NHPAU, 2010)

mainly from home (gross figures). Figures 2.1 and 2.2 show the workplace of East Cambs residents and the origin of the working population of East Cambs.

Figure 2.1 Workplace of East Cambridgeshire employed residents

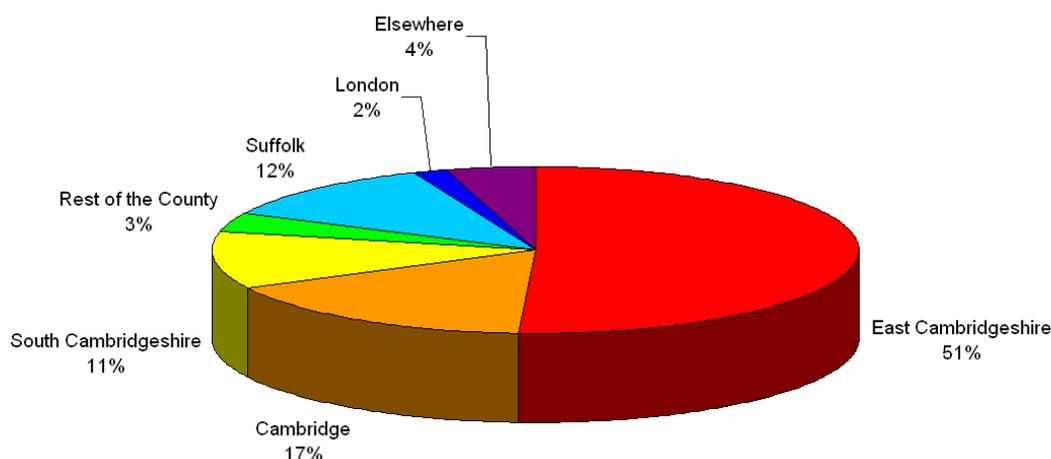
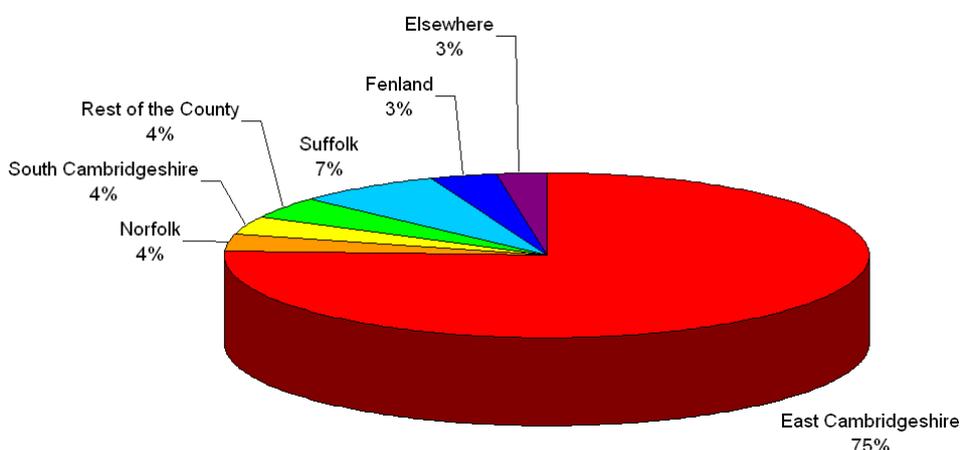


Figure 2.2 Origin of East Cambridgeshire Workforce



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

2.26 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 2004-2009 with significant increases at Ely, Littleport and Shippea Hill (Table 2.13). Usage of Kennett station reduced in the period 2008/09.

Table 2.13 – Station Usage in East Cambridgeshire Stations and Comparators

Station	Users					Change 2004-2009	% Change 2004-2009
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009		
Ely	1,255,362	1,278,724	1,420,734	1,505,730	1,583,246	+327,884	+26.1%
Littleport	119,198	122,666	146,218	148,836	156,124	+36,926	+31.0%
Shippea Hill	37	26	606	845	868	+831	+2245.9%
Kennett	11,167	13,057	16,056	17,675	16,274	+5,107	+45.7%
Dullingham	19,815	20,219	19,676	26,723	26,354	+6,539	+33.0%
Cambridge	6,060,475	6,137,423	6,522,309	6,997,889	7,571,838	+1,511,363	+24.9%
Waterbeach	197,594	213,500	227,281	250,039	277,470	+79,876	+40.4%
Huntingdon	1,360,729	1,373,378	1,448,338	1,564,270	1,592,696	+231,967	+17.0%

Source: Office of Rail Regulator (ORR)

3 Plan Making

- 3.1 The statutory development plan for the district in the 2009/10 monitoring period comprised:
- East Cambridgeshire District Council Core Strategy 2009
 - East Cambridgeshire District Local Plan 2000 (saved policies⁴)
 - Cambridgeshire and Peterborough Structure Plan 2003 (saved policies)
- 3.2 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 2009 and 31st March 2010, but progress to November 2010 is also included.

Table 3.1 Summary of Progress on the Major LDF Documents

LDF Document		Date Completed	Date Scheduled
<u>Core Strategy DPD and Proposals Map</u>	Core Strategy Amendment Paper (Issues and Options)	May 2007	
	Core Strategy Amendment Paper (Preferred Options)	Oct 2007	
	Submission Draft	May 2008	
	Examination	Apr-May 2009	
	Adoption	Oct 2009	
<u>Site Allocations DPD</u>	Issues and Options Paper	May 2006	
	Options Paper	Jul-Aug 2010	
<u>Ely Area Action Plan</u>	Options Paper	Jul-Aug 2010	
<u>Core Strategy Review</u>	Consultation on Draft Plan		Nov/Dec 2011
	Submission of Final Plan		Mar 2012
	Examination		Jun 2012
	Adoption		Oct 2012

LDF Progress

- 3.3 The following milestones were achieved between April 2009 and March 2010:
- Submitted Annual Monitoring Report (December 2009)
- 3.4 Since April 2010 further milestones have been achieved or have commenced:
- Public Consultation on Site Allocations Options Paper and Ely Area Action Plan Options Paper (July-August 2010)
 - Adoption of County Wildlife Sites SPD
 - Core Strategy Review: The Coalition Government has pledged to make changes to the current development plan system to reflect their 'localism' agenda. This commitment includes the removal of top-down systems of targets and providing local communities with more say on how their areas are developed. In light of this, at Strategic Development Committee in September 2010 Members agreed to commence work on a focused review of the Core Strategy, addressing strategic growth issues and incorporating strategic land allocations. Work undertaken to date on the Site Allocations DPD and Ely Area Action Plan will be fed into the Core Strategy review.

Planning Application and Appeal Statistics

- 3.5 In this monitoring period **1099** planning applications were determined (excluding prior notification applications), of which **66%** were granted (730). This compares to the national average of 85%⁵.

⁴ 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 remain 'saved'.

⁵ Communities and Local Government planning statistics (April 2009 to March 2010)

- 3.6 Also during this period the Planning Inspectorate determined 24 planning appeals. The Council achieved a success rate of 67% on appeals with 16 dismissed and 8 allowed. The national average of appeals dismissed was 68% (source: Planning Inspectorate Statistical Report: England 2009 - 2010).

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 2010, 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 adopted East Cambridgeshire Core Strategy makes provision for a minimum of 10,320 new dwellings to be completed in the district between 2001 and 2025 in line with Regional Spatial Strategy requirements. Following the revocation of the RSS by the new government, this level of housing growth will be re-examined as part of the forthcoming partial review of the Core Strategy.

Table 4.1 Summary of Plan Period and Housing Targets

	Plan Period	Total Housing Required	Source of Plan Target
H1	2001-2025	10,320	East Cambridgeshire Core Strategy (October 2009)

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

4.7 A total of 5,317 dwellings (net) were completed between 2001-2010.

Net additional dwellings – for the reporting year [Core Output Indicator H2(b) and Local Indicator]

4.8 A total of 206 dwellings (net) were completed in the 2009/10 monitoring year. This compares to a prediction of 235 dwellings in the 2009 housing trajectory, and shows the impact of the housing market downturn.

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

4.9 An estimated 5,157 dwellings (net) are predicted to come forward over the rest of the plan period (15 years from 2010-25).

4.10 PPS3 requires Local Planning Authorities to maintain, at least annually, a 5-year supply of deliverable sites for housing. For the 5-year period from 2011 to 2016 (excluding the current monitoring year), the district is exceeding the target for housing supply with 2,197 deliverable dwellings against a target of 1,668 net additional dwellings (Table 4.2). The supply of ready to develop housing sites is therefore 132%. Appendix 2 provides further information.

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

4.11 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 Core Strategy. 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 10,474 dwellings will come forward between 2001 and 2025, against a minimum Core Strategy target of 10,320.

Figure 4.1 Housing Trajectory 2001-2025

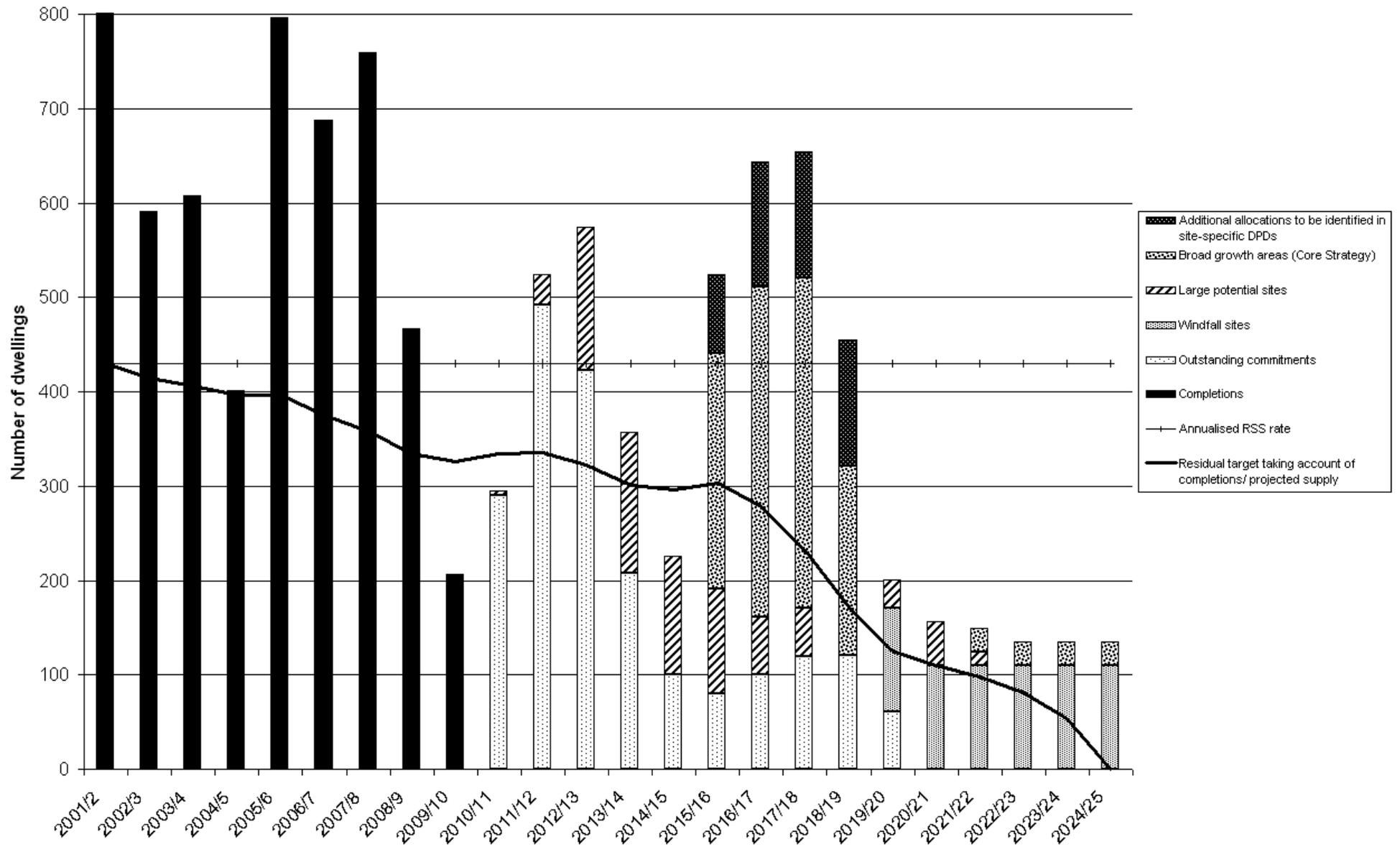


Table 4.2 Housing Trajectory

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	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	22/23	23/24	24/25
									Rep	Cur	1	2	3	4	5									
Net additional dwellings – in previous years [H2(a)]	801	591	608	401	796	688	759	467																
Net additional dwellings – for the reporting year [H2(b)]									206															
Outstanding commitments – allocations with permission										22	50	64	80	60	60	60	60	60	31					
Outstanding commitments – allocations without permission															20	40	60	61	30					
Outstanding commitments – other large committed sites										200	300	228	28	40										
Outstanding commitments – large sites with permission at 31.03.10											66	63	31											
Outstanding commitments – small sites										68	68	68	69											
Windfall estimates (small sites within settlements)																			73	73	73	73	73	74
Windfall estimates (rural exception sites)																			37	37	37	37	37	36
Large potential sites within settlements										5	32	90	120	126	105	61	51		10	20	14			
Large potential rural exception sites												61	29		6				20	27				
Broad locations for growth (Core Strategy)															250	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(ci)]	801	591	608	401	796	688	759	467	206	295	516	574	357	226	524	644	654	455	201	157	149	135	135	135
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
Plan – Cumulative Target	430	860	1290	1720	2150	2580	3010	3440	3870	4300	4730	5160	5590	6020	6450	6880	7310	7740	8170	8600	9030	9460	9890	10320
Cumulative net additional dwellings	801	1392	2000	2401	3197	3885	4644	5111	5317	5612	6128	6702	7059	7285	7809	8453	9107	9562	9763	9920	10069	10204	10339	10474
Number of dwellings above cumulative target	371	532	710	681	1047	1305	1634	1671	1447	1312	1398	1542	1469	1266	1359	1573	1797	1822	1594	1320	1039	744	449	154
Managed delivery target [H2(d)] – taking account of completions/ projected supply	430	414	406	396	396	375	358	334	326	334	336	322	302	296	304	279	233	173	126	111	100	84	58	0

Figure 4.2 Housing Trajectory: Cumulative Completions

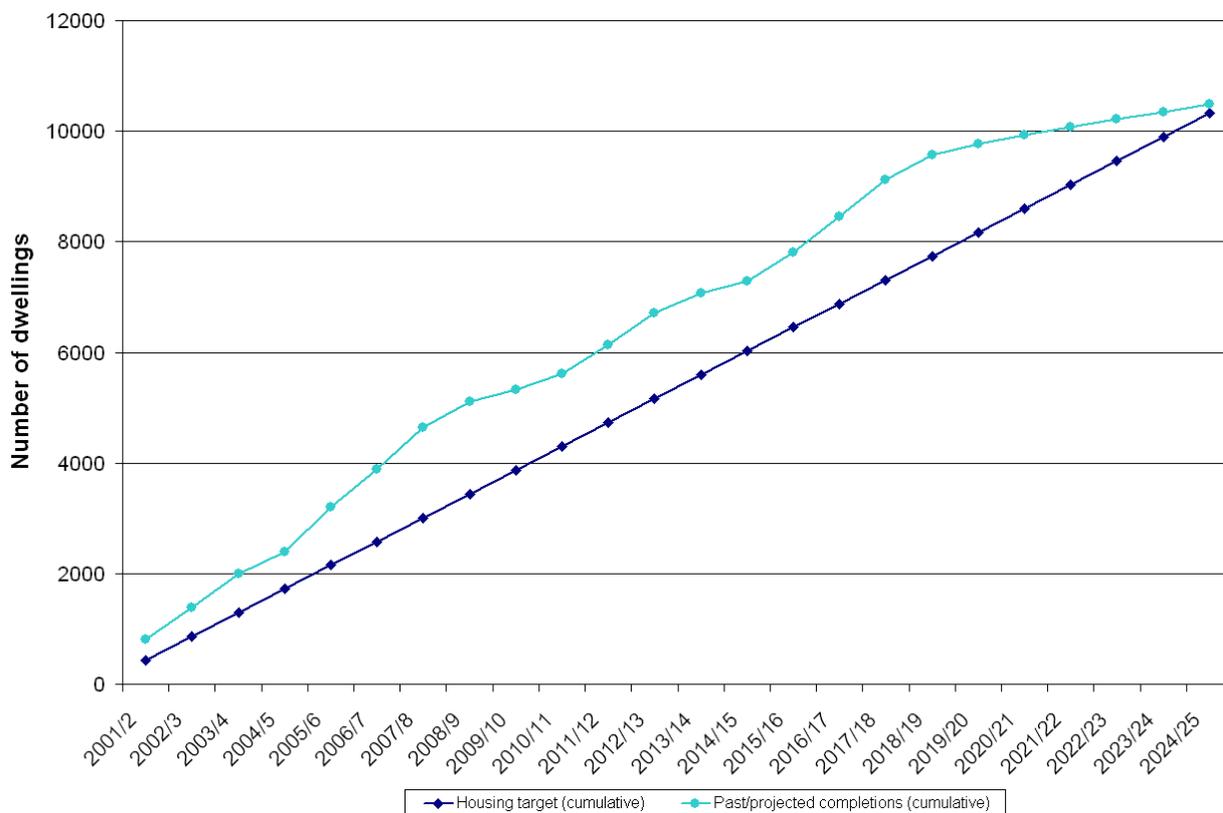
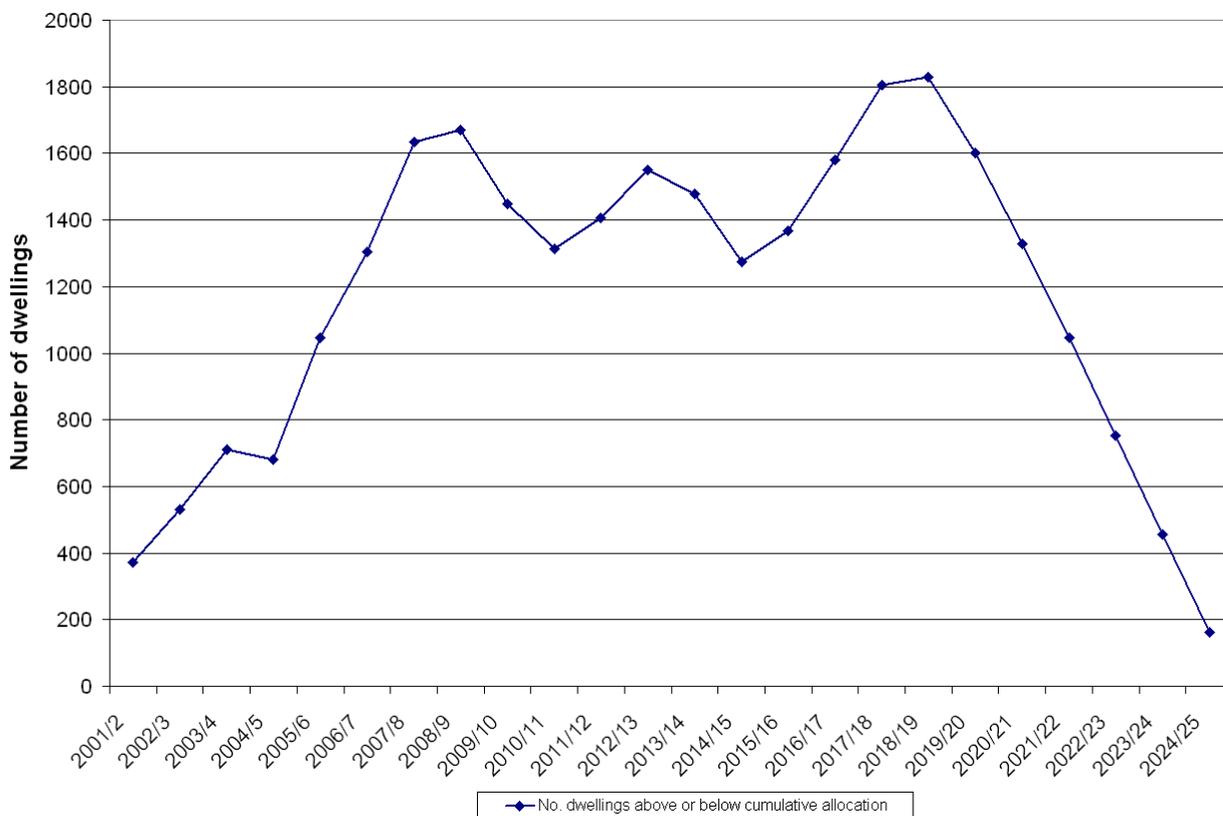


Figure 4.3 Housing Trajectory: Monitor



New and converted dwellings on PDL [\[Core Output Indicator H3 and Local Indicator\]](#)

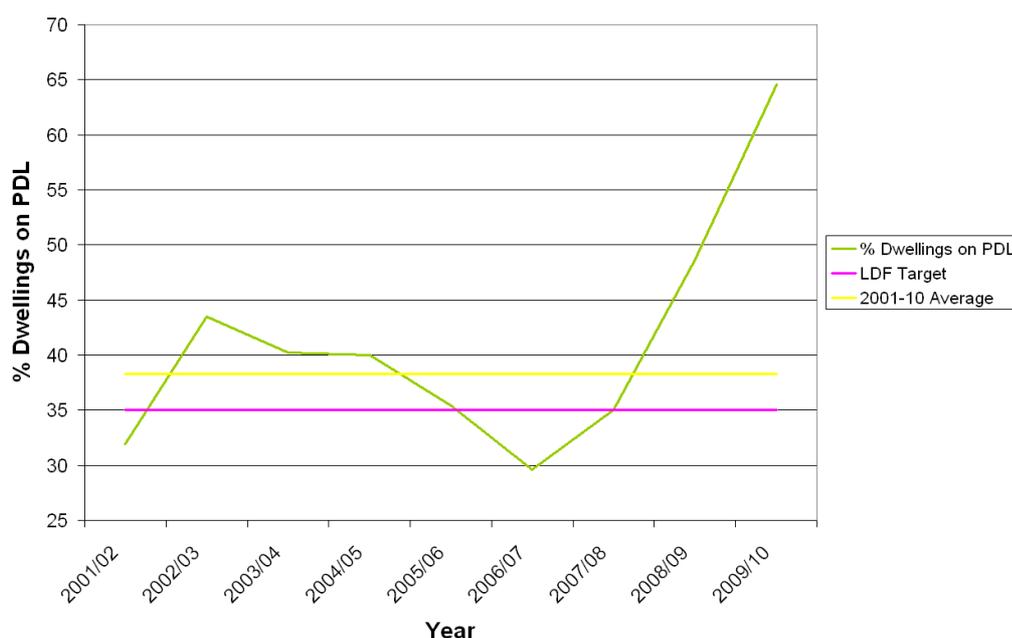
- 4.12** Core Output Indicator H3 will also monitor the effectiveness of Core Strategy Policy CS2: Housing. The target is for 35% of dwelling completions from 2001 to 2025 to be on Previously Developed Land.
- 4.13** There were 254 completions during the year, and a loss of 48 dwellings, leaving a net increase of 206 dwellings. Of the 254 gross completions, 164 dwellings were on previously developed land, representing 64.6% (Table 4.3). NB. In June 2010, the Government changed the definition of PDL. However, this indicator is based on the previous definition since they cover the period to 31st March 2010. See Appendix 3 for further information.

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	2009/10	2001-10
PDL	261	267	255	176	299	216	288	241	164	2167
Greenfield	558	347	380	264	545	515	535	254	90	3496
% Gross on PDL	31.9%	43.5%	40.2%	40.0%	35.4%	29.6%	35.0%	48.7%	64.6%	38.3%

Source: CCCRG

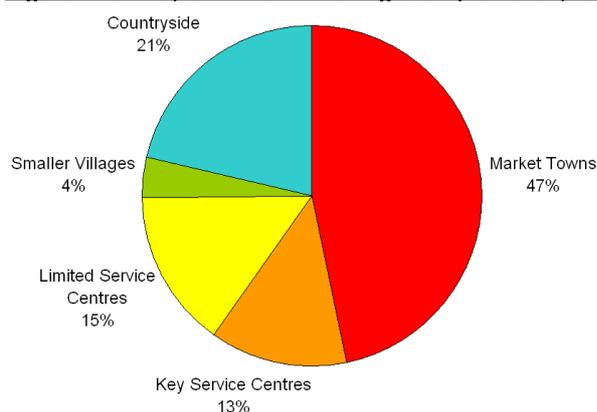
Figure 4.4 Percentage of Housing Completions on PDL



Proportion of dwellings completed – by location [\[Local Indicator\]](#)

- 4.14** 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.
- 4.15** 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 Key Service Centres were broadly on target but the proportion in Market Towns was lower.

Figure 4.5 Proportion of Dwelling Completions (net)



Source: CCCRG

Number of dwellings completed – by settlement [\[Local Indicator\]](#)

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

Table 4.4 Net Dwellings Completed in East Cambridgeshire Settlements

	2005/06	2006/07	2007/08	2008/09	2009/10
Aldreth	2	0	3	1	2
Ashley	0	1	1	0	0
Black Horse Drove	1	0	3	0	0
Bottisham	1	1	1	4	0
Burrough Green	0	0	0	0	1
Burwell	60	12	9	19	6
Chettisham	0	0	1	1	0
Cheveley	0	1	1	2	0
Ely	281	144	274	138	21
Fordham	2	2	2	-1	1
Haddenham	19	2	1	20	7
Isleham	2	8	9	0	0
Kennett	0	0	2	0	0
Kirtling	0	0	0	0	1
Littleport	104	113	60	89	38
Little Downham	14	3	34	4	25
Little Thetford	1	0	0	1	0
Lode	1	1	0	1	0
Mepal	5	18	-1	1	0
Newmarket Fringe	2	0	8	3	6
Prickwillow	0	5	3	3	0
Pymoor	1	0	1	0	0
Queen Adelaide	0	3	0	0	0
Reach	0	1	0	3	0
Saxon Street	8	1	0	0	0
Snailwell	0	0	0	4	2
Soham	90	259	93	111	37
Stetchworth	0	-2	8	-1	0
Stretham	4	5	10	-1	2
Stuntney	0	0	1	0	0
Sutton	102	43	87	6	8
Swaffham Bulbeck	0	0	-2	0	-1
Swaffham Prior	1	0	1	0	1
Wardy Hill	3	1	1	0	0
Wentworth	2	3	1	0	0
Wicken	0	1	3	3	0
Wilburton	3	3	8	0	2

	2005/06	2006/07	2007/08	2008/09	2009/10
Witcham	5	3	1	1	1
Witchford	6	10	0	1	1
Outside Settlements	76	46	127	62	44

Source: CCCR

Gross affordable housing completions [Core Output Indicator H5, Local Indicator]

- 4.18** 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.
- 4.19** A total of 38 affordable dwellings were built during the year (Table 4.5). This represented 15% of total completions. This is below the local target of 30%.

Table 4.5 Gross affordable housing completions 2001 to 2010

H5	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2001-10
Total Completions	819	614	635	440	844	731	823	503	254	5663
Affordable	56	46	68	59	207	197	132	120	38	932
% Affordable	6.8%	7.5%	10.7%	13.4%	24.5%	27.0%	18.4%	23.9%	15.0%	16.5%

Source: CCCR

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

- 4.20** The Council was unable to incorporate this indicator into the 2009/10 AMR.

Housing mix [Local Indicator]

- 4.21** 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.
- 4.22** Table 4.6 shows the size mix of housing completions in the district since 2001. In 2009/10, 31.9% of new dwellings were 1 or 2 bed properties.

Table 4.6 Housing mix (gross new dwelling completions by number of bedrooms) 2001-2010

No. of Bedrooms	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	% Total
1 Bed	49	22	32	21	117	61	43	60	20	7.6%
2 Bed	136	92	112	92	246	195	280	147	75	24.3%
3 Bed	309	218	200	175	259	272	280	135	67	33.8%
4+ Bed	320	271	287	146	217	186	187	133	83	32.3%
Unknown	5	11	4	6	5	17	33	28	9	2.1%
Total Completions	819	614	635	440	844	731	823	503	254	

Source: CCCR

Additional dwellings meeting Lifetime Homes standard [Local Indicator]

- 4.23** 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.
- 4.24** No dwellings were completed in 2009/10 that met the Lifetime Homes standards.

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.

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

- 4.25** 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).
- 4.26** In 2009/10, 56.2% of all dwelling completions were at densities below 30dph and 43.8% between 30-50dph (Table 4.7). The average density of all dwelling completions fell in 2009/10 to 13.7dph.

Table 4.7 – Average density of completed dwellings (2005-2010)

	<30dph	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
2009-2010	56.2%	43.8%	0.0%	153
Average 2001-2010	25.8%	62.2%	12.1%	3541

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]

- 4.27** This indicator has been designed to monitor the effectiveness of Core Strategy Policy H3: Affordable Housing. One 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 (developments of over 3 units) over the plan period. Another target is for 70% of new dwellings over the plan period to be for rent and 30% for shared ownership. It is hoped that this approach will deliver affordable housing in smaller villages where large-scale development is rare and need is high.
- 4.28** Table 4.8 shows the location and tenure of affordable housing completions in 2009/10:
- *Ely* – no affordable dwellings were completed. This represents 0% of total completions in Ely, against the target of 35%.
 - *North of the district* – 14 affordable dwellings were completed. This represents 8% of total completions in the north against the target of 30%.
 - *South of the district* – 24 affordable dwellings were completed. This represents 41% of total completions in the south against the target of 40%.
 - In total, 63% of affordable housing completions were social rented (including key workers) and 37% were intermediate.

Table 4.8 Location and Tenure of Affordable Housing Completions

Site	Area	Completions 2009/10	Dwelling Size and Tenure Mix	PDL
Land adjacent 31 Dane Hill Road, Kennett	South	10	4 x 1-bed, 4 x 2-bed, 2 x 3-bed: all social rented	No
Site to the east of St Peters Field, Bottisham	South	14	4 x 1-bed, 4 x 2-bed, 4 x 3-bed, 2 x 4+bed: all social rented	No
Littleport Community Primary School, land at Parsons Lane, Littleport	North	14	14 x 2-bed: all intermediate	Yes

Source: CCCRG and District Monitoring

Number of residential care home bedspaces completed [Local Indicator]

4.29 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)

4.30 No residential care home bedspaces were completed in 2009/10, although 6 schemes are in the pipeline.

Loss of mobile home pitches [Local Indicator]

4.31 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.

4.32 Data from CCCRg indicates that no mobile home pitches were lost during 2009/10.

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

4.33 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.

4.34 Council records indicate that one such dwelling was completed in 2009/10. The floor area of Sharrock Lodge at Padnal in Littleport was extended by c.200% under 08/00147/FUL. The new dwelling was identical in design to an earlier proposal to extend the previous dwelling, approved under 07/01138/FUL. It was considered that the extension would not impact detrimentally upon the residential amenity of any nearby occupier and would sit comfortably within the street scene.

Gypsy and Traveller Sites

4.35 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).

4.36 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. Sites	Number of Caravans							% Change Jan 09-Jan 10
		Jan 07	Jul 07	Jan 08	Jul 08	Jan 09	Jul 09	Jan 10	
Council owned sites	30	64	57	56	59	65	57	74	+13.8
Private sites	30	53	61	68	58	87	76	74	-14.9
Tolerated sites	Variable	9	3	3	3	7	7	6	-14.3
Total	60	126	121	127	120	159	140	154	-3.1

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]

4.37 Core Output Indicator H4 will also monitor the effectiveness of Core Strategy Policy CS3: Gypsies and Travellers. The Core Strategy sets a target for 81 additional pitches⁷ between 2006-2025, based on the now revoked Regional Spatial Strategy target. The Council will re-evaluate how many pitches are needed as part of the Core Strategy review.

4.38 Three pitches were completed in 2009/10 in the north area (Table 4.10). No further pitches have been approved since 1st April 2010.

Table 4.10 Net additional pitches for Gypsies and Travellers (2001-2010)

2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2001-10
0	0	0	0	2	0	2	2	3	9

Source: CCCRG

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

4.39 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.

4.40 Table 4.11 shows where pitches have been approved from 2006-2010.

Table 4.11 Pitches approved for Gypsies and Travellers (2006-2010)

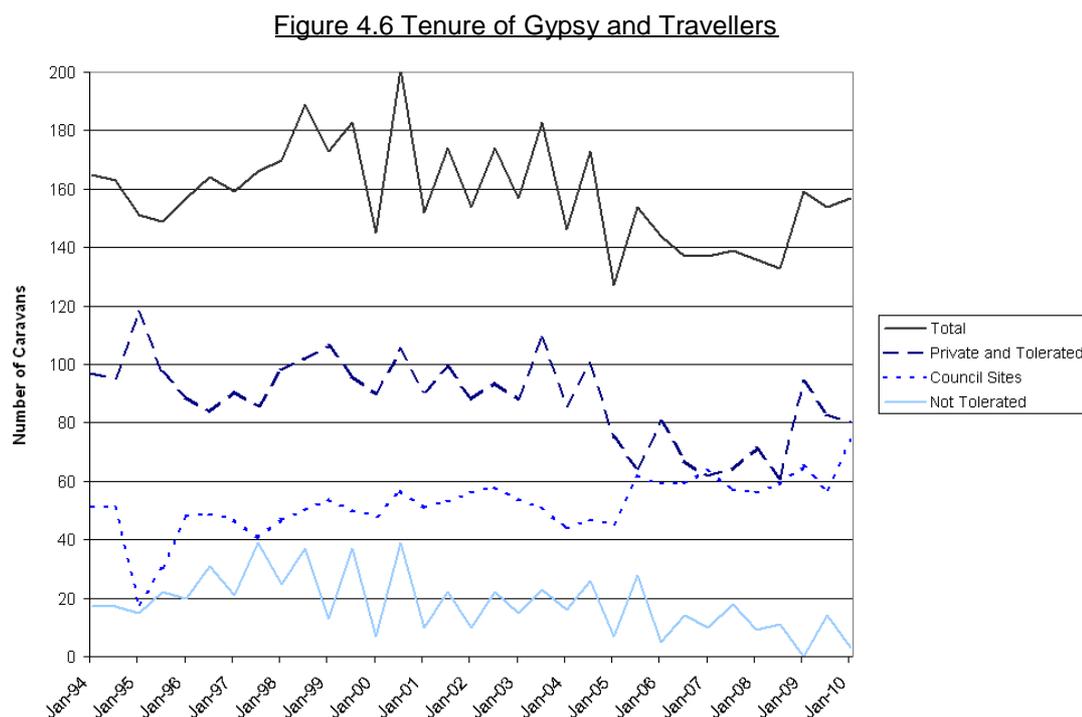
North	Central	South
4 pitches: Highlands, Whitecross Rd, Wilburton (08/00005/FUL)	1 pitch (personal condition): 77a Station Road, Fordham (07/00608/FUL)	
1 pitch (subdivision): Blue Bell Way, Hod Hall Lane, Haddenham (08/00864/FUL)	2 pitches: Land adjacent Evergreen, Waterside, Isleham (08/00895/FUL)	
2 pitches: Grunty Fen Rd, Witchford (08/00497/VAR)		
1 pitch (subdivision): Wentworth Travellers Site, Staple Field, Wentworth (07/00268/FUL)		
11 pitches: Whitecross Farm, Whitecross Rd, Wilburton (08/00888/FUM)		
1 pitch: 18 Third Drive, Little Downham (09/00695/VAR)		
1 pitch: Land adjacent Pony Lodge, Grunty Fen Rd, Witchford (10/00005/FUL)		
21	3	0

Source: ECDC

⁷ A pitch is the space required for 1 household and varies according to the size of the household in a similar way to housing for the settled community. The number of caravans can be considered comparable to the number of bedrooms.

Tenure of gypsy sites [\[Local Indicator\]](#)

- 4.41** This indicator is 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.
- 4.42** Figure 4.6 indicates the level of private and tolerated Gypsy owned sites, Council owned sites, and untolerated sites in the district since 1994.



Vacant pitches on Council sites and unauthorised encampments [\[Local Indicator\]](#)

- 4.43** 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.
- 4.44** There were no vacant pitches on Council-run sites and no 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 5 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 2010	0	3
July 2009	0	14
January 2009	0	0
July 2008	2	11
January 2008	0	9

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

Employment

Additional employment floorspace – by type [Core Output Indicator BD1 and Local Indicator]

- 4.45** 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.
- 4.46** Table 4.14 shows the amount and type of new completed floorspace (gross and net) in the district. In total, **11,809 sq m (gross)** of employment floorspace was developed in 2009/10, compared to the 21,032 sq m developed in 2008/09. This year employment floorspace was developed on **3.67ha** of land.
- 4.47** Overall, there was a gain of **8,124 sq m (net)** of employment floorspace compared to a net gain of 13,526 sq m in 2008/09.

Land and floorspace developed for employment – by location [Local Indicator]

- 4.48** Table 4.13 shows where the new completed employment floorspace was developed in 2009/10. The larger schemes included:
- Extension of existing cold storage at Turners Ltd (Soham), Fordham Road, Newmarket (4,080 sq m)
 - Revised proposal for unit D of 06/01422/FUM, general industrial/warehouse building on land southwest of Lancaster Way Business Park, Ely (2,315 sq m)
 - Proposed builders yard, offices, storage facilities, joinery workshop and associated works on land at corner of Lancaster Way and Bedwell Hey Lane, Lancaster Way Business Park, Ely (905 sq m)
 - Siting of storage container units and office building – Retrospective at Unit 3, Saxon Business Park, Littleport (803 sq m).

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

Location	B1		B2		B8		Total B Uses	
	sq m	ha	sq m	ha	sq m	ha	sq m	ha
Ely	1397	0.71	771	0.41	1108	0.58	3276	1.70
Soham			302	0.09			302	0.09
Littleport	123	0.23			773	0.82	896	1.05
Haddenham	112	0.02			558	0.05	670	0.07
Sutton	185	0.50					185	0.50
Fordham	402	0.00	402	0.00	4080	0.00	4884	0.00
Isleham	74	0.01			1100	0.00	1174	0.01
Little Downham	204	0.00					204	0.00
Kennett			200	0.00			200	0.00
Woodditton	18	0.25					18	0.25
TOTAL	2515	1.72	1675	0.5	7619	1.45	11809	3.67

Source: CCCRG

Table 4.14 Total Amount of Additional Employment Floorspace - By Type

Indicator	B1a			B1b			B1c			B2			B8			Total (2009/10)*	
	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10		
BD1	Gross (sq m)	2,641	5,503	1,417	0	2,115	0	446	472	326	5,095	10,673	1,675	1,319	1,891	7,619	11,809
	Net (sq m)	1,536	5,481	783	0	2,056	0	-1,160	64	-64	-37,267	7,025	738	-794	-782	5,895	8,124

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 (2009/10)*	
	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10		
BD2	% Gross on PDL	56.7%	90.2%	76.3%	N/A	100%	N/A	0.0%	100.0%	15.3%	62.5%	87.6%	54.0%	16.8%	100%	78.1%	67.6%

Source: CCCRG

Note: * = total includes B1 'unspecified'

Table 4.16 Employment Land Available – By Type

Indicator	B1a			B1b			B1c			B2			B8			Total (2009/10)*	
	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10		
BD3	Hectares	17.63	12.06	3.64	0.17	0.00	0.15	1.03	1.09	0.84	13.22	12.12	11.07	14.87	13.39	11.92	54.95

Source: CCCRG

Note: * = total includes B1 'unspecified'

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

- 4.49** 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).
- 4.50** Table 4.15 shows the amount and type of completed employment floorspace (gross) coming forward on PDL in the district. Overall, **67.6%** of employment development occurred on PDL.

Employment land available – by type [\[Core Output Indicator BD3 and Local Indicator\]](#)

- 4.51** Core Output Indicator BD3 will also monitor the effectiveness of Core Strategy Policy CS4: Employment. The target is to increase available employment land by 3.6ha per annum.
- 4.52** Table 4.16 shows the total amount and type of employment land available in the district as at 31st March 2010. The area of employment land decreased from 66.8ha to **54.95ha** over the monitoring period.

Number of new jobs created [\[Local Indicator\]](#)

- 4.53** 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.
- 4.54** In 2009 there were 22,800 employee jobs in East Cambridgeshire, a decrease of 400 jobs from 2008 (Source: Business Register and Employment Survey).

Amount of employment land lost to non-employment uses [\[Local Indicator\]](#)

- 4.55** 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 uses⁸.
- 4.56** There were 3 developments which involved the loss of employment land to other uses in 2009/10 (Table 4.17). In total, 1465 sq m of employment floorspace was lost to other uses.

Table 4.17 Employment Land Lost to Non-Employment Uses

Location	Details of Scheme	Area		Justification
		Sq m	Ha	
Land at 40-42 Wisbech Road, Littleport	Supermarket, car parking and funeral parlour/undertakers.	937	0.65	Availability of alternative employment allocations nearby and creation of 50 jobs.
3a Churchgate Street, Soham	Change of use of first floor from office to living accommodation.	138	0.11	Provision of smaller housing units in a centrally located location.
Salmon Brothers 6-6A Church Lane, Ely	Demolition of existing buildings with change of use to residential.	390	0.10	Opportunity to relocate a potentially incompatible use to a more appropriate site

Source: CCCRG and ECDC

⁸ Unless (i) continued use of the site for employment purposes is no longer viable; (ii) development would give rise to unacceptable environmental problems; or (iii) an alternative use or mix of uses offers greater potential in meeting local business and employment needs.

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

- 4.57** 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 onsite, subject to schemes being of an appropriate scale and character. There is no target for the number of extensions approved.
- 4.58** As Table 4.18 shows, there were 4 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
Turners Ltd (Soham), Fordham Road, Newmarket	Extension of existing cold storage.
Simpson's Nurseries Ltd 42 Station Road, Fordham	Construction of single storey cafe and extension to create visitors toilets.
Clean Machine Limited The Works, Barway Road, Soham	Additional office space within the existing building, necessitating changes to fenestration.
Land at 42 Station Road, Fordham	Change of use of storage to retail, and residential curtilage land to use in connection with Simpson's Nursery.

Source: CCCRG

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

- 4.59** 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.
- 4.60** In total, 7 rural buildings were redeveloped for non-residential uses (Table 4.19).

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

Location	Details of Reuse or Redevelopment
Tree Farm, Hillrow Causeway, Haddenham	C/U of farm building to storage.
127c Mereside, Soham	C/U from B1 (light industrial) to motor vehicle sales and MOT testing centre.
Granary Store, The National Stud, Cambridge Road, Newmarket	Conversion and change of use of existing Granary Store into 70 seat Lecture Theatre with single storey lean-to extension to form 4 horse stables.
Steven Layn Holdings Ltd, Unit 3, Saxon Business Park, Littleport	Change of use of existing class B8 to unit B2.
Office at The Barn, Wisbech Road, Littleport	Change of use of farm office to B1 (c) use.
Site at 88 Aldreth Road, Haddenham	Part change of use of outbuilding to kitchen (business use).
Grain Silos, 73 Station Road, Kennett	Change of Use to B2.

Source: CCCRG

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

- 4.61** 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.
- 4.62** Three rural buildings in the countryside were lost to residential use in 2009/10 (Table 4.20).

Table 4.20 Change of Use of Rural Buildings to Residential Use

Location	Details of Redevelopment
83 North Street, Burwell	Conversion of clunch built barn to single dwelling.
Sascombe Vineyard, Bradley Road, Kirtling	Change of use of existing winery to dwelling.
Sterling Farm, Heath Road, Swaffham Prior	Conversion and extension of existing farm buildings (including re-location) to provide two units of working and living accommodation.

Source: CCCRG

Employment buildings approved on the edge of settlements [\[Local Indicator\]](#)

- 4.63** 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.
- 4.64** 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'. Two new employment buildings were approved on the edge of settlements (Table 4.21).

Table 4.21 New Employment Buildings on the Edge of Settlements

Location	Details of Scheme	Distance from Settlement Edge
The Barn, 141 Wisbech Road, Littleport	Retrospective permission for farm office construction.	25m
Land between 4 and 12 Saxon Business Park, Littleport	To construct new offices on site at Plot 15A Saxon Business Park.	300m

Source: CCCRG

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

- 4.65** 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.
- 4.66** No schemes were approved in 2009/10 which related to tourism.

Services and Infrastructure

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

- 4.67** Table 4.22 shows completed retail (A1 uses) and leisure developments (D2 uses) for the monitoring year. 0 retail developments and 3 leisure developments were completed.

Table 4.22 Completed Retail and Leisure Floorspace

Location	Details of Development	A1 (sq m)	D2 (sq m)
Community Centre, 4 Limestone Close, Isleham	Construction of single storey extension incorporating ramped access.	0	7
Lode Sports Pavilion, Station Road, Lode	New Pavilion, changing facilities, community room and demolition of the existing pavilion.	0	225
Soham Town Rangers Football Club, Julius Martin Lane, Soham	Construction of new first aid room & modification of existing changing facilities.	0	10
TOTAL		0	242

Source: CCCRG

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

- 4.68** 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).
- 4.69** There were 7 new or improved community facilities completed in 2009/10 (Table 4.23).

Table 4.23 Completed New or Improved Community, Infrastructure and Transport Facilities

Application ref.	Location	Details of Facility
10/00063/FUL	Stable Yard, 11 The British Racing School, Snailwell Road, Fordham	Proposed Multi Purpose Educational Centre.
09/00485/FUL	Recreation Ground east of the Cemetery, The Wyches, Little Thetford	Modification of approved application for Pre-School facility.
08/00829/FUL	Granary Store The National Stud, Cambridge Road, Newmarket	Conversion of Granary Store into 70 seat Lecture Theatre with single storey lean-to extension to form 4 no. horse stables.
08/01132/FUL	Drama Department, The Kings School, The Gallery, Ely	Demolition of drama block. Construction of art block, drama extension, theatre extension and cloister extension.
09/00595/FUL	Community Centre, 4 Limestone Close, Isleham	Construction of single storey extension incorporating ramped access.
07/00735/FUL	Soham Town Rangers Football & Social Club, Julius Martin Lane, Soham	Construction of new first aid room & modification of existing changing facilities.
07/01444/FUL	Lode Sports Pavilion, Station Road, Lode	New Pavilion, changing facilities, community room and demolition of the existing pavilion.

Source: CCCRG

Loss of important community, infrastructure or transport facilities [\[Local Indicator\]](#)

- 4.70** 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).
- 4.71** There were no losses of community, infrastructure and transport facilities in 2009/10.

Proportion of new dwellings completed within 30 minutes public transport time of key services [\[Local Indicator\]](#)

- 4.72** 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.
- 4.73** 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 as a location for a hospital and major retail centre.
- 4.74** The majority of new housing was developed in close proximity to key services, although accessibility to Secondary Schools decreased from 2008/09 (Table 4.24).

Table 4.24 Dwellings Completed (Net) within 30 Minutes of Public Transport Time of Key Services

	2007/08	2008/09	2009/10
Employment Area	91.4%	94.2%	92.5%
Retail Centre	87.5%	81.5%	80.3%
GP Surgery	97.2%	93.8%	94.1%
Hospital	60.2%	58.1%	69.7%
Primary School	97.6%	92.4%	92.5%
Secondary School	82.9%	82.5%	65.4%
All Key Services	53.3%	44.1%	52.0%

Source: CCCRG

Floorspace for 'town centre' uses [\[Core Output Indicator BD4 and Local Indicator\]](#)

- 4.75** Core Output Indicator BD4 will also monitor the effectiveness of Core Strategy Policy S1: Location of Retail and Town Centre Uses⁹. The target is to maximise the percentage of 'town centre' uses in the town centres of Ely, Soham and Littleport.
- 4.76** Tables 4.25 & 4.26 show the amount of completed floorspace for town centre uses within (i) local authority area and (ii) town centre areas. In 2009/10 there was 226 sq m of retail development (A1), 90 sq m of financial/professional services development (A2), 1417 sq m of office development (B1a) and 242 sq m of assembly/leisure development (D2). Of this, 90 sq m of A2 development and 56 sq m of B1(a) development was in the town centres.

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

BD4(i)	A1			A2			B1(a)			D2		
	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10
Gross (sq m)	0	220	226	383	719	90	2,641	5,503	1,417	156	319	242
Net (sq m)	-176	-159	1	298	625	-30	1,536	5,481	783	156	241	242

Table 4.26 Amount of Completed Floorspace for 'Town Centre Uses' in Town Centre Area

BD4(ii)	A1			A2			B1(a)			D2		
	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10	2007/8	2008/9	2009/10
Gross (sq m)	0	0	0	156	93	90	0	0	56	0	0	0
Net (sq m)	-137	-60	-73	156	93	90	-87	0	56	0	0	0

Source: CCCRG

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

Percentage of A1/A2 floorspace in Ely Primary Shopping Frontage [\[Local Indicator\]](#)

- 4.77** 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.
- 4.78** The Council's Retail Survey 2010 indicates that 71% of trading units are in A1 use and a further 13% are in A2 use. This compares to 68% and 13% respectively in 2005 (source: East Cambs Retail Study 2005). No data is yet available for the percentage of floorspace.

⁹ For the purpose of this indicator, town centre uses are defined by CLG as Use Classes A1, A2, B1a, and D2.

Retail vacancy rates in the town centres [\[Local Indicator\]](#)

- 4.79** 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.¹⁰
- 4.80** The Retail Survey 2010 indicates that the number of vacant units in Ely increased from 2009 but the amount of vacant floorspace fell, largely due to M&Co moving into the former Woolworths store on the Market Place. Both Soham and Littleport experienced a small increase in the number of vacant units. This echoes the pattern across the eastern region; the latest Shop Vacancy Report from the Local Data Company revealed that the average vacancy rate has continued to rise and stood at 8.6% in June 2010.
- 4.81** The following retail units over 200 sq m (net) were vacant at the time of the Retail Survey:
- Ocean Cargo, Unit D/4 The Cloisters, Ely – 290 sq m (relocated to 11 High Street, Ely)
 - Currys, 15-17 High Street, Ely – 344 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	2008	4	1.7%	704	1.6%
	2009	8	3.2%	1,452	3.3%
	2010	9	3.6%	906	2.1%
Littleport	2008	1	1.7%	125	2.0%
	2009	2	3.5%	314	5.0%
	2010	3	5.2%	168	2.7%
Soham	2008	8	12.3%	892	7.0%
	2009	2	3%	159	1.3%
	2010	4	6.2%	185	1.5%

Source: East Cambridgeshire District Council Retail Survey 2010

Sports pitches available for public use per 1,000 population [\[Local Indicator\]](#)

- 4.82** 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).
- 4.83** 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 population¹¹.

Proportion of rights of way that are rated 'easy to use' [\[Local Indicator\]](#)

- 4.84** 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'.

¹⁰ Figures for 2009/10 are based on Gross Internal Area as reported by the Valuation Office Agency (VOA).

¹¹ Based on current population estimates (Paragraph 2.7)

- 4.85 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'

	2005	2006	2007	2008	2009
Rated 'Easy to Use'	44.4%	55.1%	71.8%	67.4%	61.8%

Source: Cambridgeshire County Council Annual Rights of Way Survey

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

- 4.86 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.

Completed development complying with car parking standards [Local Indicator]

- 4.87 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]

- 4.88 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).
- 4.89 East Cambridgeshire currently has 166.04ha of open space. With an estimated population of 80,300 (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.

Planning appeals allowed following refusal on 'harm to landscape character' grounds [Local Indicator]

- 4.90 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.
- 4.91 There were 2 such planning appeals allowed in 2009/10 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/09/2096952	Change of use of part residential to children’s nursery and creation of play area and car parking. Saxon Farm, Longmeadow, Lode (08/00605/FUL)	The proposed development would be contrary to policies which seek to ensure development can be integrated into the settlement framework without causing appreciable harm to the character or setting of its surroundings.	The barn, not the parking, would dominate views from the public right of way. For this reason, and given the presence of a working farm close by and the large vehicles associated with it, the proposal would not be out of keeping with the character and appearance of the area.
APP/V0510/A/09/2102904	Single storey side extension to lounge/ dining room. 11 Chestnut Rise, Burwell (09/00119/FUL)	The arrangement of dwellings was clearly an important planned feature of the estate. Although the extension has been reduced in size, it is still a solid built structure that would detract from the estate’s open character.	I do not consider that this side garden is an important open space within the context of the overall character and appearance of the street scene, nor do I believe that the reduction in its size would adversely affect the separation of the appeal property from the adjacent terrace to the east.

Source: District monitoring/Planning Inspectorate

Planning appeals allowed following refusal on design grounds [\[Local Indicator\]](#)

4.92 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.

4.93 There were 2 such planning appeals allowed in 2009/10, 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/08/2086320	Conversion of building into 3 dwellings and associated works. Broughton Memorial Hall, Lode Road, Lode (08/00407/FUL)	The proposed alterations are unsympathetic to the existing building, and would fundamentally alter its character and appearance, to the detriment of the Conservation Area.	The Council and English Heritage are concerned that lowering the window cills and adding 7 dormers on the front elevation would break up the simple form of the thatched roof and give the building an overtly domestic appearance at odds with its history. In my judgment the simple and robust form of the building would remain and its new thatched roof would ensure continuity with its origins.
APP/V0510/A/09/2100742	Construction of 1No. dwelling to replace existing bungalow. 37 Commercial End, Swaffham Bulbeck (08/01112/FUL)	The design features of the dwelling are not characteristic of other dwellings in the locality and create an adverse impact on the character and appearance of the area.	It is my overall judgement that the proposal would be an acceptable addition to the built form and street scene, would not detract from the setting of nearby listed buildings and would have a neutral impact on the Conservation Area whose character and appearance would be preserved.

Source: District monitoring/Planning Inspectorate

New dwellings meeting BREEAM/Ecohomes ‘Very Good’ [\[Local Indicator\]](#)

4.94 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.

4.95 No additional dwellings were completed in 2009/10 that met the BREEAM or Ecohomes ‘Very Good’ standards.

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

- 4.96** 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.
- 4.97** The County Council Monitoring Team collects data on all planning applications for renewable technologies¹². 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.
- 4.98** Table 4.30 shows renewable energy generating developments recorded in the district. Since 2005/06 6 power-generating installations have been recorded. The largest scheme remains the 37MW straw-fired power station at the Elean Business Park in Sutton.

Table 4.30 Renewable energy generation

	2005/06	2006/07	2007/08	2008/09	2009/10
Capacity (MW)	0.66MW	0.012MW		0.008MW	0.01MW

Source: CCCRG

- 4.99** 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)
09/00123/FUL	Wind Turbine on mast 12m high.	Land rear of 17 Barton Close, Witchford	0.0027
09/00154/FUL	Construction of a 10kw vertical axis wind turbine.	Wind Turbine at Red Hill Farm, Cambridge Road, Stretham	0.01
10/03001/FUL	Demolition of muck bunker; erection of building to house biomass (used stable bedding) combined heat and power system.	Land at British Racing School, Newmarket Road, Snailwell	0.65

Source: CCCRG

Schemes providing 10% energy requirements from renewable energy sources [Local Indicator]

- 4.100** 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.

Listed Buildings 'at risk' [Local Indicator]

- 4.101** 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'.
- 4.102** 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.

¹² 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

Table 4.32 Listed Buildings by Grade

Grade I	Grade II*	Grade II	At risk 2008	At risk 2009	At risk 2010
48	53	871	23	21	22

Source: East Cambridgeshire District Council/Heritage at Risk 2010: East of England (English Heritage)

Percentage of Conservation Area Appraisals completed [Local Indicator]

- 4.103** 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.
- 4.104** The Council has programmed to undertake 12 Conservation Area Appraisals. 9 were completed by 31st March 2010, representing 75%.

Number of buildings on 'local list' [Local Indicator]

- 4.105** This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN5: Historic Conservation. There is no fixed target.
- 4.106** 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]

- 4.107** 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.
- 4.108** Table 4.33 shows the extent of areas of biodiversity importance in the district. In 2009/10, 1 new County Wildlife Site has been selected, 2 County Wildlife Sites have been deleted and the boundary of 1 County Wildlife Site has been amended.

Table 4.33 Areas Designated for Intrinsic Environmental Value

	Number	Area of Land in District
Sites of Special Scientific Interest	20	2367 ha
National Nature Reserves	2	362 ha
County Wildlife Sites	80	1537 ha
Special Areas of Conservation	3	548 ha
Special Protection Areas	1	1525 ha
Ramsar sites	3	1892 ha

Source: Cambridgeshire and Peterborough Environmental Records Centre

Effect of development on priority species [Local Indicator]

- 4.109** 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.
- 4.110** Table 4.34 shows an estimate of the effects of housing and business development on priority species (listed in Section 41 of the NERC Act 2006). Results were obtained by counting the number of intersections between a GIS layer of recorded NERC S41 species with layers showing completed development. An intersection infers that the individual of a particular priority species represented by that polygon has been 'affected by development'.

Table 4.34 Priority Species Records in Proximity to Development

Year	Developments Analysed	Records of NERC S41 species	Housing completions 'affecting' records	% Housing completions 'affecting' records	Species records 'affected'	% Species records 'affected'
<i>Housing Development</i>						
2008	185	10803	115	62.2	1746	16.2
2009	118	11625	68	57.6	1981	17.0
2010	104	12267	67	64.4	1775	14.5
<i>Business Development</i>						
2008	50	10803	34	68.0	1249	11.6
2009	60	11625	37	61.7	207	1.8
2010	50	12267	28	56.0	179	1.5

Source: Cambridgeshire and Peterborough Environmental Records Centre

County Wildlife Sites with positive conservation management [Local Indicator]

4.111 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.

4.112 In 2009/10, 43.8% of the district's County Wildlife Sites were in positive conservation management within the last five years, a 3.1% increase from 2008/09. (43.8%).

SSSI condition assessment [Local Indicator]

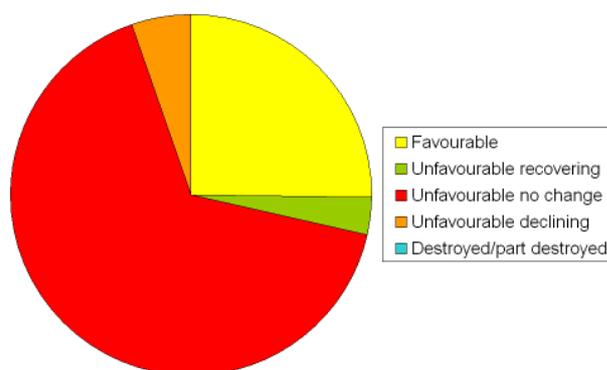
4.113 This indicator has been designed to monitor the effectiveness of Core Strategy Policy EN6: Biodiversity and Geology. The target is to increase the percentage of SSSIs in 'favourable' or 'unfavourable recovering' condition over the plan period.

4.114 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 29.6% to 28.5%.

Table 4.35 SSSI Condition Assessment 2010

	2008		2009		2010	
	Area (ha)	%	Area (ha)	%	Area (ha)	%
Favourable	604	26.4	601	25.4	596	25.2
Unfavourable recovering	97	4.2	100	4.2	78	3.3
Unfavourable no change	1429	62.5	1402	59.2	1565	66.1
Unfavourable declining	158	6.9	264	11.1	129	5.4
Destroyed/part destroyed	0	0	0	0	0	0

Figure 4.7 Condition of SSSI Units 2010



Source: Cambridgeshire and Peterborough Environmental Records Centre

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

- 4.115** 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.
- 4.116** In the 2009/10 monitoring period, no planning applications were approved against the advice of the Environment Agency. Source: <http://www.environment-agency.gov.uk/research/planning/33582.aspx>

Number of planning permissions incorporating SuDS schemes [Local Indicator]

- 4.117** 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]

- 4.118** 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.
- 4.119** 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]

- 4.120** 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 (an annual mean of 40µg/m³).
- 4.121** 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 µg/m³)

Type of Site	Location	2004	2005	2006	2007	2008	2009
Roadside	38 Market Street, Ely	25.2	26.1	24.8	25.3	26.6	25.1
	Station Road, Ely	32.6	30.0	28.8	29.6	29.3	27.4
	Main Street, Littleport	22.4	20.0	21.0	20.6	22.2	19.8
	High Street, Soham	24.1	23.1	23.0	23.2	34.1	24.0
	Market Street, Fordham	40.9	31.6	20.5	21.2	23.0	23.0
	Station Road, Haddenham	27.4	26.9	25.0	26.0	27.0	26.0
	Nutholt Lane, Ely	26.5	27.9	25.7	24.8	27.6	23.5
	A142, Witcham Toll	29.1	30.1	28.9	29.1	32.8	28.3
	A10, Stretham*	-	-	-	-	21.6	24.6
	High Street, Burwell*	-	-	-	-	30.8	26.1
Urban Background	Abbot Thurston Avenue, Ely	18.2	18.0	15.5	15.9	17.6	13.9
	Fieldside, Ely	19.3	18.7	15.4	17.8	18.5	19.7
	Sheriff's Court, Burrough Green	14.6	14.7	11.4	12.6	14.5	13.4
	Tramar Drive, Sutton	21.2	20.6	17.8	19.2	20.2	19.7

Source: 2010 Air Quality Progress Report, East Cambridgeshire District Council

Annual average levels of particulates [Local Indicator]

- 4.122** 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. The National Air Quality Strategy Objective for particulates (PM₁₀) is not to exceed the annual mean of 40µg/m³.
- 4.123** As Table 4.37 shows, levels of particulates have fluctuated, but continue to be within the NAQS Objective. No data was generated in 2009 as the PM₁₀ monitor is currently mothballed (as of December 2008) due to funding restrictions.

Table 4.37 PM₁₀ Concentrations Measured at Wicken Fen (Annual mean µg/m³)

	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: 2010 Air Quality Progress Report, East Cambridgeshire District Council

Ozone concentration [Local Indicator]

- 4.124** 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. The National Air Quality Strategy Objective is for the daily 8-hour mean not to exceed 100µg/m³ more than 10 times a year.
- 4.125** Ozone concentration is monitored at Wicken Fen. The objective has, however, been exceeded every year (Table 4.38). 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.

Table 4.38 Ozone Concentration at Wicken Fen, East Cambridgeshire (2002-2010)

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Wicken Fen	24	17	42	37	37	88	18	26	16

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 100µg/m³. NAQS Objective: 100 µg/m³ daily maximum running 8 hr mean not to be exceeded more than 10 times per year.

Development in the Green Belt [Local Indicator]

- 4.126** In 2009/10, no developments were completed in the green belt.

5 Existing Deficiencies and Future Monitoring

- 5.1 This section discusses known deficiencies in this AMR, and how the Council intends to deal with these in future reports.
- 5.2 In light of the Coalition Government's intention to remove centrally imposed targets and national indicators, it seems likely that the requirement to produce AMRs may be removed in due course. Nevertheless, the AMR is a useful document since it provides feedback to Members, stakeholders and residents on the performance of planning policies and whether the objectives of those policies are being achieved. Thus, monitoring enables the District Council to respond more quickly to changing priorities and circumstances. The Council therefore considers that there is good reason to continue producing an AMR, even if the statutory requirement to do so is removed. However, it is important that the AMR provides information that is genuinely useful for policy development, rather than monitoring for its own sake. It is anticipated that next year's AMR will take a different form, with less emphasis on the current core output indicators and more emphasis on issues of particular concern in East Cambridgeshire.
- 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 in recent years.
- 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.

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 2010 (9 financial years, e.g. from 1st April 2001 to 31st March 2010). 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 2010, and sites granted since 31st March 2010 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 2011). 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 2010), 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 2001-10	5,317
	Outstanding commitments (large sites of 5+ dwellings)	1722
2a	• Housing allocations with planning permission	(547)
2b	• Housing allocations without full planning permission	(211)
2c	• Other large sites with outstanding planning permission	(796)
2d	• Other large sites with permission granted since 31.3.09	(160)
3	Small committed sites with permission at 31.3.10 (less than 5 dwellings)	273
	Windfall estimates for 2019-25	660
4a	• Small windfall sites within settlements	(439)
4b	• Rural exception windfall sites	(221)
	Capacity on large potential sites (sites of 5+ dwellings)	777
5a	• Large sites within settlements	(634)
5b	• Affordable housing rural exception sites	(143)
6	Broad locations for growth outside settlements, as identified in the Core Strategy	1250
7	Additional allocations to be identified	483
	TOTAL PREDICTED SUPPLY	10,474
	<i>RSS minimum target 2001-25</i>	<i>10,320</i>

Table 1 – Completions 2001 to 2010 (summary by settlement)

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 01-10
Ashley			9		8	17
Bottisham	26	6	20	26	2	80
Brinkley			1		2	3
Burrough Green			3	8	-2	9
Burwell	86	127	43	20	4	280
Cheveley (excluding Newmarket Fringe)			22	5	3	30
Chippenham			1	5	3	9
Coveney					1	1
Wardy Hill (Coveney)			6			6
Dullingham			7		12	19
Ely (excluding Queen Adelaide, Chettisham, Stuntney, Prickwillow)	1721	302	76			2099
Chettisham (Ely)			2			2
Prickwillow (Ely)			19			19
Queen Adelaide (Ely)			2			2
Stuntney (Ely)			5			5
Fordham		14	26	13	5	58
Haddenham (excluding Aldreth)		57	41		9	107
Aldreth (Haddenham)			8			8
Isleham		10	34	16	12	72
Kennett			2	17		19
Kirtling			1		7	8
Little Downham (excluding Pymoor)		72	52		8	132
Pymoor (Little Downham)			4		3	7
Little Thetford			5	36	-1	40
Littleport (excluding Black Horse Drove)	259	233	79	31	10	612
Black Horse Drove (Littleport)			5			5
Lode (excluding Long Meadow)			5		4	9
Long Meadow (Lode)			2			2
Mepal	84	17	10		3	114
Newmarket Fringe (Cheveley and Woodditton)	61	7	16		4	88
Reach			7			7
Snailwell			8		1	9
Soham (excluding Barway)	389	176	135	39	23	762
Barway (Soham)			1			1
Stetchworth			8		6	14
Stretham		9	25	43	2	79
Sutton	133	131	61		3	328
Swaffham Bulbeck	28		-3		6	31
Swaffham Prior			3		3	6
Wentworth			10			10
Westley Waterless					1	1
Wicken			12	8	2	22
Wilburton		35	18	-1	18	70
Witcham		5	7		1	13

Parish/settlement	Allocation sites	Large windfall sites within settlements	Small windfall sites within settlements	Large sites outside settlement	Small sites outside settlement	Total 01-10
Witchford	32	26	21	-2	2	79
Woodditton (excluding Saxon Street and Newmarket Fringe)			3		12	15
Saxon Street (Woodditton)		7	1			8
TOTAL	2819	1234	823	264	177	5317

Table 2a. Housing allocations with outstanding planning permission at 31.3.10

Parish	Address	Site Area (ha)	Total with pp	Completions at 31.3.10	Total outstanding	Estimated total per year										Further Comments	
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20		
Bottisham	Land south of Tunbridge Hall	1.53	42	26	16	2	10	4									Greenfield. 06/01083 approved 22/12/2006. Developer's estimated delivery rates.
Ely	Phase 3, land off Prickwillow Road	11.75 gross 9.4 net	378	238	140	20	40	40	40								Greenfield. (05/00335/RMM) (07/00885/RMM), granted 27/6/2005.
Littleport	Highfield Farm, Ely Road	28.6 gross 21.2 net	650	259	391			20	40	60	60	60	60	60	31		Greenfield. 02/00950/RM granted 15/4/2004. Revised house types approved 22/12/2008. Work has stopped on-site but likely to resume when market picks up.
TOTAL					547	22	50	64	80	60	60	60	60	60	3		

Table 2b. Housing allocations without full planning permission at 31.3.10

Parish	Address	Site Area (ha)	Density (net)	Estimated capacity	Estimated total per year										Further Comments	
					10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20		
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 27/11/2006, but invalid on receipt. Agent informed no intention to re-submit scheme in immediate future.
TOTAL				211	0	0	0	0	0	0	20	40	60	61	30	

Table 2c. Other large committed sites with outstanding planning permission at 31.3.10

Parish	Address	Area in ha	Total	Completions as at 31/3/10	Total outstanding	Estimated total per year					Further Comments	
						10/11	11/12	12/13	13/14	14/15		15/16
Bottisham	Land off Bell Road	2.07	46	0	46	10	36					Greenfield. 09/00018/FUM approved 16/3/2010. Developer's estimated delivery dates.
Burwell	Baron Cove, Weirs Drove	1.61	39	0	39						39	Brownfield. Log cabin holiday homes approved 12/3/2008 (07/01311). No constraints to development. Owner's estimated delivery rates
Burwell	Land adjacent 105 North Street	0.25 (net)	6	0	6	6						Brownfield. 05/00729/FUL granted 7/2/2006. All under construction as at 31/3/10

Parish	Address	Area in ha	Total	Completions as at 31/3/10	Total out-standing	Estimated total per year						Further Comments
						10/11	11/12	12/13	13/14	14/15	15/16	
Cheveley	Land between 177 and 191 High Street	0.41	5	0	5	5						Brownfield. Permission granted 17/9/2009 (09/00597/FUL). Agent's estimated delivery rates. 2 under construction at 31/3/10
Dullingham	Dullingham Motors, Brinkley Road	0.18	5	0	5		2	3				Brownfield. Permission granted 10/8/2009 (09/00401/OUT). Subject of Court appeal/
Ely	Ely House, 1 Redman Close	0.29	5	0	5		5					Brownfield. 08/00493/FUL approved 7/7/2008. No constraints to delivery.
Ely	Land rear of 19 West Fen Road	0.1	7	0	7		7					Brownfield. Permission granted 4/11/2009 (09/00702/FUL). Developer's estimated delivery dates.
Ely	Land at 1 Walsingham Way	0.42	28	0	17 net	12	5					Brownfield (08/00833/FUM). 28 affordable units (after demolition of 11) granted on appeal 16/2/2009. RSL has indicated delivery rates.
Ely	Garage block between 171 And 173 High Barns	0.15	6	0	6	6						Brownfield (08/00899/FUL) Affordable dwellings approved 7/11/2008. RSL has indicated delivery timescales.
Ely	6 & 6a Church Lane	0.1	6	-1	6	6						Brownfield. (08/01102/FUL) 6 dwellings (after demolition of 1) approved 28/1/2009. Developer's estimated delivery rates.
Ely	136 Lynn Road	0.18	39	7	7		3	4				Brownfield. Permission granted on 10/9/2009 (09/00783/FUL). No known constraints to delivery.
Fordham	27 Market Street	0.67	8	0	8		6	2				Brownfield. 08/00534/F granted 4/8/2008. Developers estimated delivery rates.
Haddenham	5 The Green	0.09	7	0	7	3	4					Brownfield. (07/00654/FUL) Approved 26/9/2007. Owner has indicated delivery timescales.
Isleham	Land north of 21 Beck Road	0.48	21	0	21		21					Greenfield. Approved by Committee 10/6/2009, subject to S.106 agreement. (09/00179/FUM). Developer's estimated delivery rates.
Isleham	55 Sun Street	0.37	6	0	5 net				5			Brownfield. Outline permission granted in 2007 (06/00804). Full permission granted 27/10/2009 for 6 units after demolition of 1 (5 net) (09/00678/RMA). Owners estimated delivery rates.
Littleport	Land rear of 88-96 Wisbech Road	0.68	24	0	24	10	14					Greenfield. 07/00298/F approved 11/6/2007. Developer's estimated delivery rates.
Littleport	Land east of 33 The Holmes	0.19	8	0	8			8				Greenfield. 08/00355/F granted 27/6/2008. No constraints to delivery.
Littleport	Old Station Goods Yard	1.0	30	0	30	15	15					Brownfield. 07/00486/O granted 31/7/2008. Developer's estimated start date.
Littleport	1 Grange Lane	0.76	16	0	16			16				Brownfield. 08/00567/FUM. Sheltered housing units granted 8/9/2008. Developer's estimated delivery date.
Littleport	Land between 17 and 19 Ten Mile Bank		8	0	8	8						Brownfield. 08/00809/FUL granted 5/11/2008 for 8 affordable dwellings. Agent's estimated delivery dates.
Littleport	Land rear and south of 24 Barkhams	0.28	6	0	6			6				Brownfield. 07/00875/O granted 24/9/2007. Owner still intending to deliver on site, however looking to sell site to developer.
Littleport	96-122 Wisbech Road	0.23	20	-24	20	20						Brownfield. 07/00982/FUM approved 16/4/2009. RSL's delivery rates. Under construction at 31/3/2010.
Littleport	Land at 21-23 Lynn Road	0.28	7	4	3	3						Brownfield. 01/01081/F approved 31/1/2002. Under construction at 31/3/2010.

Parish	Address	Area in ha	Total	Completions as at 31/3/10	Total out-standing	Estimated total per year						Further Comments
						10/11	11/12	12/13	13/14	14/15	15/16	
Littleport	Land between Beech Court & Village College, Parsons Lane	3.79	159	76	83	20	30	33				Brownfield. 07/01097/F granted 18/12/2007.
Littleport	Land at 71 Victoria Street	0.30	8	4	4	4						Brownfield. 07/01220/RM approved 21/2/2008. Under construction at 31/3/2010
Mepal	Land adjacent and rear of 8 Bridge Road	0.14	6	0	6	6						Brownfield. Affordable homes approved 16/6/2008 (08/00439). 4 units outside the settlement boundary. RSL's estimated delivery dates.
Soham	Land rear of 48 to 64 Station Road	0.34	13	0	13		5	8				Greenfield. Permission granted 15/4/2009 (09/00034/F). Site is currently being marketed for sale through Bidwells.
Soham	Lion Mills	4.28	151	50	101	35	25	28	12	1		Brownfield. 07/00386/F granted 19/12/2007. Developer's estimated delivery rates.
Soham	Church Hall, High Street	0.2	8	0	8			8				Brownfield. Permission granted 5/8/2009 (09/00299). No known constraints to delivery.
Soham	8 Market Street	0.05	5	0	5	5						Brownfield. Permission granted 1/9/2009 (09/00541/FUL).
Soham	Land rear of 140 Paddock Street	0.18	6	0	6	6						Brownfield. Permission granted 7/9/2009 (09/00564/FUL). No known constraints to delivery. Developer's estimated delivery dates.
Soham	Land rear of 7 and 7a Townsend	0.53	18	0	17 net		8	9				Greenfield. Outline permission granted on 21/10/2009 (09/00575/OUM).
Soham	Land rear and side of Windayle, 27 Hall Street	0.51	12	0	11 net		5	6				Brownfield. Permission granted 12/1/2010 (09/00792). Agent's estimated delivery rates. No known delivery constraints.
Soham	AA Griggs, 46 Townsend	2.01	95	52	43	13	15	15				Brownfield. Application approved 21/3/2007 (06/01110/RM). Developer's estimated delivery rates.
Soham	Keith Leonard House	1.07	92	-1	92		42	50				Brownfield. 08/00867/F approved for 92 elderly care units (and 1 demolition). RSL's estimated delivery rates.
Soham	44 The Butts	0.51	20	0	20		7	7	6			Brownfield. 07/01333/F approved 29/2/2008. Revised house types approved Sep 09 (08/00959). Agent's estimated start date.
Soham	Land rear of 31 High Street	0.06	6	0	6		6					Brownfield. Permission granted 11/1/2007 (06/01277). Foundations being constructed Oct. 2009. Developer's estimated delivery rates.
Soham	Land rear of 16 Townsend	0.29	13	0	13		5	8				Brownfield. 05/01390/F granted 21/3/2005. Agent's estimated start date.
Soham	Land north of Foxwood South	0.33	30	8	8	4	4					Greenfield. Permission granted 30/3/2010 (09/00581/FUM). Agent's estimated start date.
Stretham	Land north of Plantation Gate	0.20	5	0	5	2	3					Greenfield. 07/01032/F granted 21/1/2008. No known constraints to development. Developer's estimated delivery rates.
Sutton	Land opposite 22 and 24 The Brook	0.13	7	0	7		3	4				Brownfield. Permission granted 9/7/2009 for 5 flats and 1 house (09/00321/FUL). Modified to 2 houses 09/00790
Sutton	73-79 High Street	0.12	12	0	11 net			6	5			Brownfield. 08/00362/F granted 3/7/2008. Developers estimated delivery rates.

Parish	Address	Area in ha	Total	Completions as at 31/3/10	Total out-standing	Estimated total per year						Further Comments
						10/11	11/12	12/13	13/14	14/15	15/16	
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.
Swaffham Prior	Land adjacent to Water Tower, Mill Hill	0.52	5	0	5	1	4					Brownfield. 07/01226/FUL granted 5/11/2007. No known constraints to delivery. Developer's estimated delivery dates.
Wilburton	Land west of Rosendale, Whitecross Road	1.22	6	0	6		6					Greenfield. 09/00733/FUM granted 21/12/2009.
Wilburton	Whitecross Farm, Whitecross Road	0.61	11	0	11		6	5				Greenfield. 08/00888/F granted for 11 gypsy and traveller pitches 3/12/2008. No known delivery constraints.
Witchford	Garages to north of 7 Manor Court Road	0.11	5	0	5		5					Brownfield. Affordable housing within settlement. 08/01045/F granted 6/11/2008. RSL's estimated delivery dates.
TOTAL					804	200	300	228	28	40	0	

Table 2d. Large committed sites with permission granted since 31.3.10, 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
					10/11	11/12	12/13	13/14	14/15	
Fordham	5-6 Soham Road	0.73	44	32		15	17			Change of use from light industrial and farmland, to affordable housing. Approved 27/5/2010 (10/00148/FUM)
Haddenham	5 The Green	0.09	55	5		5				Dwellings approved on land to the rear 7/5/2010 (10/00181/FUL).
Littleport	Land south of 24 Barkhams Lane	0.27	22	6			6			Permission granted 25/10/2010 (10/00463/RMA). No known constraints to delivery.
Soham	Land North West of Regal drive, Fordham Road	3.3 2.64	36	96		25	40	31		Change of use from farmland to residential. Approved by Committee 4/8/2010 subject to resolution of S.106 and highways matters (10/00373/OUM).
Soham	Land rear of 82-90 Paddock St.	0.3	23	7		7				Permission granted 6/10/2010 (09/00950/FUL) subject to resolution of S.106. Agent's estimated delivery dates.
Stretham	Sennitt Way/ Newmarket Road	0.18	77	14		14				Permission granted at Committee 1/9/2010 for 14 affordable dwellings subject to S106 (5 within the development envelope and 9 outside) (10/00174/FUM).
TOTAL				160	0	66	63	31	0	

Table 3. Outstanding commitments on small sites at 31.3.10 (less than 5 dwellings)

Parish/settlement	Outstanding commitments at 31.3.10 (net)
Aldreth	2
Ashley	3
Black Horse Drove	4
Bottisham	6
Burwell	25
Cheveley	4
Chippenham	2
Coveney	2
Dullingham	8
Ely	25
Fordham	6
Haddenham	11
Isleham	10
Kirtling	4
Little Downham	7
Littleport	24
Lode	3
Mepal	7
Newmarket Fringe	9
Pymoor	3
Prickwillow	5
Queen Adelaide	1
Reach	1
Saxon Street	2
Snailwell	1
Soham	38
Stetchworth	2
Stretham	8
Sutton	14
Swaffham Bulbeck	2
Swaffham Prior	1
Wardy Hill	3
Westley Waterless	6
Wicken	3
Wilburton	13
Witcham	3
Witchford	5
TOTAL	273

Table 4a. Small windfall sites within settlements (brownfield and greenfield)

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	09/10	Total 01-10		
Ashley		3	2	2		1	1			9	6	5
Bottisham	1	5	3	4	1	1	1	4		20	13	10
Brinkley				1						1	1	1
Burrough Green		2							1	3	2	2
Burwell	3	9	2	5	7	5	-1	8	5	43	29	23
Cheveley (excluding Newmarket Fringe)	6	2	6	4		1	1	2		22	15	12
Chippenham				1						1	1	1
Wardy Hill (Coveney)	1				3	1	1			6	4	3
Dullingham	2		5							7	5	4
Ely (excl. Chettisham, Q.Adelaide, Prickwillow & Stuntney)	11	18	13	4	7		11	5	7	76	51	40
Chettisham (Ely)							1	1		2	1	1
Prickwillow (Ely)	4	1	-5	7	-1	6	3	3	1	19	13	10
Queen Adelaide (Ely)						3			-1	2	1	1
Stuntney (Ely)		1	3				1			5	3	2
Fordham	1	7	11	1	2	2	2	-1	1	26	17	14
Haddenham (excluding Aldreth)	1	11	6	7	6	2	1		7	41	27	22
Aldreth (Haddenham)					2		3	1	2	8	5	4
Isleham	2	9	5	1	2	8	7			34	23	18
Kennett							2			2	1	1
Kirtling									1	1	1	1
Little Downham (excluding Pymoor)	9	6	6	6	5	4	10	4	2	52	35	28
Pymoor (Little Downham)	1			1	1		1			4	3	2
Little Thetford		3			1			1		5	3	2
Littleport (excluding Black Horse Drove)	10	8	6	2	11	11	10	10	11	79	52	41
Black Horse Drove (Littleport)				1	1		3			5	3	2
Lode (excluding Long Meadow)	1	1			1	1		1		5	3	2
Long Meadow (Lode)				1					1	2	1	1
Mepal	1	2		1	5	1	-1	1		10	7	6
Newmarket Fringe (Cheveley, Woodditton)	1	1	4	-1	2		4	-1	6	16	11	9
Reach	2			1		1		3		7	5	4
Snailwell			2					4	2	8	5	4
Soham (excluding Barway)	17	24	12	15	26	16	14	7	4	135	90	72
Barway		1								1	1	1
Stetchworth			3			-2	8	-1		8	5	4
Stretham	4	6	1	2	2	5	3		2	25	17	14
Sutton	14	1	9	6	15	5	3	5	3	61	40	32
Swaffham Bulbeck							-2		-1	-3	-2	-2
Swaffham Prior	-1			1	1		1		1	3	2	2
Wentworth			2		2	3	1			10	7	6
Wicken	1		1	3		1	3	2		12	8	6
Wilburton	2	1	5	2	3	3			2	18	12	10
Witcham	1					3	1	1	1	7	5	4

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	09/10	Total 01-10		
Witchford	4	1	-1	5	6	4		1	1	21	14	11
Woodditton (excluding Saxon Street and Newmarket Fringe)	3									3	2	2
Saxon Street (Woodditton)				-1	1	1				1	1	1
TOTAL	102	123	101	82	112	87	93	61	59	3	549	439

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	09/10	01-10		
Affordable housing	6	14	0	40	34	16	43	0	24	177	118	118
Agricultural dwellings	2	3	1	2	21	2	0	2	2	35	23	Minus 50% = 12
Stud worker dwellings	6	6	2	10	9	8	5	8	0	54	36	Minus 40% = 22
Other occupancy dwellings	1	0	1	2	0	1	0	4	2	11	7	7
Conversion	23	11	3	6	5	9	10	5	2	74	50	Minus 10% = 45
Infill	7	2	1	2	3	3	8	1	6	33	22	Minus 50% = 11
Sub-division/intensif.	0	0	0	0	0	3	2	3	1	9	6	6
TOTAL	45	36	8	62	72	42	68	23	37	393	262	221

Table 5a. Potential large specific brownfield sites

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments		
					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 northeast of 20-42 Arber Close	0.1	50	5				2	3									Brownfield: (06/00917/FUL) Approved 2/10/2006. Permission expired 9/10/2009. No known constraints to delivery.
Burwell	Land adjacent The Bungalow, Newmarket Rd	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 21 market houses (09/00631/FUM) refused at Committee 4/11/2009, as 4 plots on allotment site. 10/00373/OUM also refused on 10/9/2010 for loss of allotment land and unsatisfactory parking provision. Agent advised that a new application is likely to be submitted.
Ely	Land off Carey Close	0.8	31	25		10	15											Application pending at November 2010 (10/00116/OUM). Application likely to be approved subject to agreement of S106 and off-site POS provision.

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates											Further comments		
					10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21		21/22	
Ely	Standens, Station Road	1.82 1.63	34	36						10	10	16						Housing on riverside would raise quality of area. Pre-application discussions in Mar 2007. 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 400m of STW. Owner confirmed wishes to see site developed. 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	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 ECDC. Identified in Core Strategy as key area for re-development. Potential for flats. Relies on relocation of Paradise Centre to site on Downham Road. Intention of ECDC to bring forward.
Haddenham	Rear of 52a High Street	0.35	57	20						10	10							Representation made by Cheffins in 2007. No known constraints to delivery. Agent's estimated delivery dates.
Littleport	Land rear of 85-87 Ely Road	0.18	30	5		5												Greenfield. Permission granted 12/1/2010 (09/00917/OUT). Outline application for residential development only. No known constraints to delivery.
Littleport	Land at 89 Ely Road	0.17	30	5	5													Permission granted in 2004 (04/00411/O) but now expired. Land separate from 85-87 Ely Road. Owners indicated that site is available for development. No known delivery constraints.
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.
Littleport	Land south of The Paddocks	2.17 1.73	40	69			20	20	20	9								Owner has indicated site is available for development. Land will need to be accessed from Highfield Farm. No known constraints to delivery.
Littleport	21-27 Lynn Road	0.11	36	4					4									Permission granted in 2006 (06/00097/FUL) but now expired. Agent indicated site is likely to be resubmitted for 4 dwellings.
Soham	Land adjacent Weatheralls School	0.52 0.47	40	19							10	9						Owned by County Council. County Council land to the rear is being explored for housing/mixed use development through the Site Allocations DPD. This site unlikely to be developed until the preferred site is selected.
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.

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated delivery rates												Further comments
					10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	
Soham	Land rear of Croft House	0.84 0.76	45	34				12	12	10							Owner indicated likely to sell within 5 years. Land will need to be accessed from north. No known constraints to delivery.
Soham	Land rear of 41 Fordham Road	2.46 2	40	80				20	40	20							Three landowners who are currently actively exploring development/sale opportunities. Land could be developed as part of a comprehensive scheme with adjacent site which has permission.
Soham	Pemberton, Fordham Road	0.2	25	5										5			Permission granted in 2006 (06/00922/OUT) but now expired. Owner indicated site is still likely to be developed.
Sutton	Land west of Red Lion Lane	1.2	32	35				15	10	10							Owner has indicated could sell. No known constraints to delivery.
Sutton	Land adjacent 123 High Street	0.63 0.56	41	23			10	13									Pre-application discussions held 5/6/2009. 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.
Witchford	Land east of Barton Close	0.38	38	14		7	7										Presently owned by the District Council. Looking to develop site No known delivery constraints.
TOTAL				634	5	32	90	120	126	105	61	51	0	10	20	14	

Table 5b. Potential rural exception sites for affordable housing

Parish	Address	Site Area	Density (net)	Est. capacity	Estimated total per year												Further comments
					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 2.41		47											20	27	Greenfield. Privately owned. RSL to be identified. Access to be off Chestnut Rise. Parish objection – owner now unwilling
Burwell	Barkways extension			12			12										Greenfield. RSL involved and application likely soon.
Burrough Green	Sheriffs Court			6			6										Greenfield. RSL involved and application likely soon.
Cheveley	199-209 High Street	0.76 0.68		6						6							Greenfield. Suitable for no more than 6 dwellings. Privately owned with RSL identified. RSL has indicated the delivery rate. Check whether any progress on this site?
Haddenham	Northumbria Close	0.93	26	24			12	12									Greenfield. Privately owned. RSL identified and negotiation underway. Delivery rate indicated by RSL.
Isleham	Former allotments, Beck Row			14			7	7									Land owned by County Council and leased by Parish Council. Both organisations are interested and application may be forthcoming.
Soham	Keys Croft			10				10									RSL interested.
Wilburton	Land off Station Road			8			8										RSL interested and Parish Council supportive. Application likely to be forthcoming.
Witchford	Field End			16			16										RSL interested and Parish Council supportive.
TOTAL				143	0	0	61	29	0	6	0	0	0	0	20	27	0

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					100	100	100	100							400
Bottisham						50									50
Burwell						50	50								100
TOTAL	0	0	0	0	250	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 (2011-16)

Government guidance in PPS3¹³ 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. Local authorities are therefore required to monitor the supply of deliverable sites on an annual basis, through their AMRs.

The current monitoring year (2010/11) is not counted as part of the five-year supply. The supply assessment therefore covers the period from 1st April 2011 to 31st March 2016. 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 1668 dwellings for this period. This target is based on the residual RSS requirement, taking account of completions made since 2001. A total of 5,317 dwellings have been completed since 2001, leaving a residual RSS requirement of 5003 dwellings to be provided over a 15 year period. This represents an annual rate of about 333 dwellings – or a total of 1668 dwellings over a 5 year period. A summary of figures are set out in the Tables below.

The delivery of 2,205 dwellings against a target of 1668 dwellings means that there is enough land available to meet required provision over the 5 year period. This information is 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 132% of the target.

Summary of estimated Five Year Supply 2011-16

	Capacity source	Number of dwellings
A	Sites allocated in the Local Plan (Tables 2a and 2b)	334
B	Other outstanding large sites with planning permission (Tables 2c and 2d)	764
C	Outstanding commitments on small sites (Table 3)	205
D	Specific sites identified in the SHLAA (Tables 5a and 5b)	569
E	Broad allocations identified in the Core Strategy (Table 6) and Additional allocations (Table 7)	333
	Total identified five year supply (A + B + C + D + E)	2,205

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 2010)	5,317
C	Residual number of dwellings required in RSS period (2009 to 2025)	5,003
D	Number of years remaining in RSS period	15
E	Five year housing target (C/16 multiplied by 5)	1668
F	Total identified five year supply (2010-15)	2,205
	Five year supply surplus or deficit (F/E multiplied by 100%)	132%

¹³ 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 includes a previously developed land (PDL) 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 target in Policy CS2 of the Core Strategy is for at least 35% of dwellings to be completed on brownfield land.

In June 2010, the Government issued an updated version of PPS3 which removed private residential gardens from the definition of PDL. The new definition could have a profound impact on the percentage of housing development in East Cambridgeshire on PDL. This is because a large number of housing completions and commitments involve development either wholly or partly on private residential garden land. However, with no details provided on how the change of PDL definition is to be interpreted in practice, the Council has been unable to propose a replacement PDL target and trajectory for 2009/10.

Appendix 4 – Summary of Indicators

Core Strategy Policy	Indicator	Type of Indicator	Target	2009/10 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)	47% Market Towns, 13% Key Service Centres (2009/10)	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)	ECDC Core Strategy
	Net additional dwellings – in previous years	Core Output Indicator H2(a)		5,317 (2001-2010)	CCCRG
	Net additional dwellings – for the reporting year	Core Output Indicator H2(b) & Local Indicator		206	CCCRG
	Net additional dwellings – in future years	Core Output Indicator H2(c)		5,165	CCCRG
	Managed delivery target	Core Output Indicator H2(d)		10,474 (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)	65% (2009/10) 38% (2001-2010)	CCCRG
	Gross affordable housing completions	Core Output Indicator H5 & Local Indicator	Minimum 30% of dwelling completions (2008-2025)	15% (2009/10)	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	3 net additional pitches completed (2009/10)	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)	24 pitches approved (2006-2010).	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, 0 unauthorised encampments	ECDC
CS4: Employment	Additional employment floorspace - by type	Core Output Indicator BD1 & Local Indicator	No target	Total 11,809 sq m, 3.67ha (gross). See Table 4.14 for details.	CCCRG
	Employment floorspace on previously developed land – by type	Core Output Indicator BD2 & Local Indicator	Maximise	68%	CCCRG
	Employment land available – by type	Core Output Indicator BD3 & Local Indicator	Increase the existing average development of 3.6ha per annum	54.95ha	CCCRG

Core Strategy Policy	Indicator	Type of Indicator	Target	2009/10 Performance	Data Source
	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	No information available	ONS annual business inquiry analysis
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)	1,465 sq m	CCCRG
CS5: Retail and Town Centre Uses	Amount of completed retail and leisure floorspace	Local Indicator	As specified in Policy CS5	0 retail developments and 3 leisure developments (242 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 – 9 vacant (4%) Littleport – 3 vacant (5%) Soham – 4 vacant (6%)	ECDC Retail Survey
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	7	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	52%	CCCRG
H1: Housing Mix	Housing mix	Local Indicator	40% of dwelling completions to contain 2 or fewer bedrooms [schemes of 10+ dwellings]	32%	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]	14dph	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) 41% south, 8% north, 0% Ely (2) 63% social rented, 37% intermediate	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 Cambs by 2021 [Cambridge Subregion SHMA]	0	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	4	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	7	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)	3	CCCRG
EC6: New Employment Buildings on the Edge of Settlements	New employment buildings approved on the edge of settlements	Local Indicator	No target	2	CCCRG
EC8: Tourist Facilities and Visitor Attractions	New tourism-related permissions	Local Indicator	Maximise	0	CCCRG

Core Strategy Policy	Indicator	Type of Indicator	Target	2009/10 Performance	Data Source
S1: Location of Retail and Town Centre Uses	Total amount of floorspace for 'town centre' uses	Core Output Indicator BD4 & Local Indicator	Maximise	A1 – 226 sq m (gross) A2 – 90 sq m (gross) B1a – 1417 sq m (gross) D2 – 242 sq m (gross)	CCCRG
S2: Retail Uses in Town Centres	% A1 and A2 floorspace in Ely Primary Shopping Frontage	Local Indicator	At least 60% of net floorspace	A1 – 71% of trading units A2 – 13% 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 rated 'easy to use'	Local Indicator	Maximise	61.8%	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	2	CCCRG /Planning Inspectorate
EN2: Design	Planning appeals allowed following refusal on design grounds	Local Indicator	0	2	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	0.01MW	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	22	ECDC
	% of Conservation Area Appraisals completed	Local Indicator	Maximise	75%	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	- 57ha (see paragraph 4.108 for details)	Cambridgeshire and Peterborough Environmental 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	29%	
	County Wildlife Sites with positive conservation management	Local Indicator	Increase	41% (2008/09), 44% (2009/10)	
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	0	ECDC