



East Cambridgeshire
District Council

Five Year Housing Land Supply Report for East Cambridgeshire

1 April 2025 to 31 March 2030

Published 22 December 2025

This report forms part of the council's on-going obligations to publish the 'authority's monitoring report'

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Purpose of this report

This five-year housing land supply report is to be used for the purposes of decision taking from its publication on 22 December 2025.

Forecasting when and how sites will be built out is a key part of plan making and monitoring. East Cambridgeshire District Council is required to regularly produce trajectories to show how strategic policies identify a five-year housing land supply, as well as the housing land supply for the entire Local Plan period and beyond.

A five-year housing land supply report normally comprises data about housing sites, especially those sites where they are expected to come forward to be built out within the next five years. This is usually accompanied by a trajectory illustrating how many dwellings are expected to be delivered each year.

National Policy

This report sets out the process for calculating the five-year housing land supply based on the requirements of the current National Planning Policy Framework (NPPF) published in **December 2024**, and associated NPPG as regularly updated.

Part 1: Five-year housing land supply report based on December 2024 NPPF

1. Introduction

This report undertakes the five-year housing land supply calculations based on the currently published NPPF, dated December 2024.

The December 2024 edition of the NPPF changed the 'rules' on how to identify and calculate a five-year housing land supply, as well as the implications if supply is above or below five years' worth.

The NPPF (Dec 2024) states:

"78. ... Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery* of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."

[* this is defined in the NPPF as "This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement."]

For East Cambridgeshire, the above can be interpreted as follows:

Para 78 starts by saying that the assessment should be based on the "*housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old*". The East Cambridgeshire Local Plan was updated in October 2023, including the specific housing requirement set out in the plan. The housing requirement set out in the plan is therefore less than five years old. It will become five years old in October 2028. As such, for the purpose of this report, **the housing requirement as set out in the Local Plan 2015 (as updated 2023)** should be used.

Para 78 then refers to a 'buffer' to be used, with a choice of (a), (b) or (c) to be applied. Criterion (c) can only apply from 1 July 2026, so is clearly discounted. Criterion (b) will apply if East Cambridgeshire's Housing Delivery Test (HDT) result is below 85%. The latest HDT measurements are dated 2023 and published by Government in December 2024. East Cambridgeshire scored 113%. Being over the 85% threshold means criterion (b) does not apply. As such, **criterion (a) must apply**.

In addition to the NPPF, are the provisions set out in the National Planning Practice Guidance (NPPG). Where necessary, these are referred to in this five-year housing land supply report, but no such provisions 'override' the provisions in the NPPF, so the above is the primary basis for this report.

2. Housing requirement

The East Cambridgeshire Local Plan 2015 (as amended 2023), Policy GROWTH 1, establishes the housing requirement as follows:

“In the period 2022 to 2031, the District Council will:

- Make provision for the delivery of 5,400 dwellings in East Cambridgeshire.”

This figure of 5,400 dwellings (which equates to 600 dwellings per annum (dpa)) is used in this five-year housing land supply report.

For the avoidance of doubt, there is no need for this report to establish the ‘Local Housing Need’ for East Cambridgeshire because the housing requirement in the Local Plan is up to date (less than five years old).

3. Five-year basic requirement

The basic five-year housing requirement, for the period 2025-2030, is therefore:

$$5 \times 600 = 3,000 \text{ dwellings}$$

4. Is an additional buffer required?

As established on the previous page, **a 5% buffer to ensure choice and competition in the market for land is required to be added.**

5. Has there been under or over-supply of housing?

Another adjustment to the basic five-year housing requirement might be necessary depending on dwelling delivery in recent years, to the start of the housing requirement period.

Where there has been a shortfall in delivery, the NPPG (Paragraph: 031 Reference ID: 68-031-20190722) says:

“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)”

Where there has been an oversupply, the NPPG (Paragraph: 032 Reference ID: 68-032-20190722) says:

“Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”

Please note that both the above paragraphs are dated 22 July 2019 and remain, at the time of writing, up to date national planning guidance. However, in December 2023, a Written Ministerial Statement (HCWS161) stated:

“When it comes to calculating a five-year housing land supply, the Government is clear that we want to bring the position on past oversupply in line with that of past undersupply. We have amended the NPPF to formalise existing planning practice guidance on this topic and will in due course update this guidance to bring the over-supply position in line with under-supply.”

That update has not yet been published at the time of writing this report and with a new change of government and recent amendments to NPPF, there is a reasonable prospect that HCWS161 will never be implemented. We have taken the presumption that it will not be implemented.

For East Cambridgeshire, the supply in the years from the plan base date has been as follows:

- 2022/23 – 820 dwellings completions (net)
- 2023/24 – 616 dwellings completions (net)
- 2024/25 – 659 dwellings completions (net) Source: East Cambridgeshire Authority's Monitoring Report (AMR) 2024-25, published December 2025.

This means there has been an over-supply of 295 dwellings, when measured against the basic five-year requirement of 600 dwellings per annum.

However, using the NPPG as quoted above, such an over-supply cannot presently be deducted from the five-year forward-looking housing requirement. However, it can be seen that there has been no undersupply that requires to be added to the forward supply calculations.

Consequently, therefore, the five-year housing requirement remains at 3,000 dwellings for the period 2025-30, plus the 5% buffer, as set out in table below:

Basic five-year requirement	3,000 dwellings
5% buffer	150 dwellings
Adjusted five-year requirement	3,150 dwellings
Average adjusted annual requirement for the purposes of calculating the five-year housing land supply	630 dwellings per annum

Table 1: East Cambridgeshire's five-year housing requirement

6. Five-year housing land supply

This section sets out how the supply of sites to meet the five-year requirement has been identified. For a site to be considered deliverable Annex 2 of the NPPF (December 2024) provides the following definition of 'deliverable':

"Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

(Note: the December 2024 version of the NPPF did not amend the above definition from that found in the December 2023 version)

The definition of deliverable in the NPPF does not expressly refer to other sites which do not fall into category (a) or (b). Any such sites therefore would be considered under the opening sentence of the definition.

NPPG provides further guidance, which is extensive and not repeated in full here, but can be found at

<https://www.gov.uk/guidance/housing-supply-and-delivery>.

In terms of 'deliverability', the following is most relevant¹:

"As well as sites which are considered to be deliverable in principle, [the NPPF] definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."

In helping to determine what sites can be counted as 'deliverable', it is also helpful to review SoS and Inspectorate decisions.

One such case is Recovered appeal: 97 (and land adjacent to) Barnbrook Lane, Tiptree, Colchester (ref: 3223010 - 7 April 2020) available here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/878446/combined_DL_IR_R_to_C_97_and_land_adjacent_to_Barbrook_Lane_Tiptree_Colchester_CO5_0JH.pdf

In this recovered appeal, the SoS agrees with the Inspector deliberations and conclusions on the housing land supply. In this case, the Inspector stated as follows:

"168. It is a matter of dispute between the two parties as to whether the definition of "Deliverable" in the glossary of the Framework comprises an essentially closed list and both parties have drawn my attention to the St Modwen judgement and to a number of appeal decisions with differing conclusions on this matter. In my mind, the words "in particular" denote particular examples. There is nothing in the Framework that confirms that the list is closed and therefore I do not read it to be so. The St Modwen judgement is therefore still relevant. It is clear from the glossary definition that for sites to be considered deliverable, they should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years.

¹ Paragraph: 007 Reference ID: 68-007-20190722

169. In respect of Category B type sites, the glossary says that such sites should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The Planning Practice Guidance sets out what further evidence "may include". Therefore, the list of evidence in the PPG is not exhaustive either.

170. I am of the general view that if a site is unallocated in an adopted development plan, but included in the latest housing trajectory, then it should not automatically be disregarded if permission is granted after the "base date" as the risk of "skewing" the housing figures would be minimal. This is especially so in Colchester where permissions do not tend to lapse."

The Inspector then goes on to examine a number of sites where the parties disagreed on delivery. The deliberations in this case help to establish what kinds of sites are 'deliverable' and which are not. It also confirms elsewhere in the decision the principle that a windfall allowance can form part of the supply (578 homes in this particular case, which is over 10% of both the required supply and the identified supply).

Local to this district, and in September 2020, Inspector Searson (APP/V0510/W/20/3245551) also deliberated on these matters, and the council has, in preparing this report, been informed by her deliberations. Further appeal decisions in the district have also confirmed the approach to be taken (including, again, that a windfall allowance is appropriate), and these have also been taken into account in preparing this report.

The council is confident its approach in this report is entirely consistent with this SoS recovered appeal decisions and several East Cambridgeshire-based recent (i.e. past 4 years) appeal decisions.

Deliverable sites in East Cambridgeshire

Appendix A provides a list of all available and deliverable sites between 1 April 2025 and 31 March 2030. For clarity, the trajectory is organised by planning status of sites (for example, non-major development, sites with detailed planning permission, sites with outline permission, etc.), reflecting the NPPF definition.

For committed sites, Appendix A identifies the planning application reference and date permission was granted. It identifies the total number of dwellings permitted on site and total dwellings completed on site at 31 March 2025. This leaves the outstanding dwelling figure (i.e. 'net supply') as at 1 April 2025. For Local Plan allocations, Appendix A identifies the Local Plan allocation reference and the indicative dwelling figure as set out in the corresponding Local Plan policy.

The Appendix includes a trajectory showing the estimated delivery rate for all committed housing sites for each year between 2025/26 and 2042/43. The five-year period is highlighted to show total dwellings estimated to be delivered during the five-year period 2025/26 to 2029/30 (inclusive). Appendix A is organised as follows:

- Appendix A (1) Trajectory of sites that are not "major development"²
- Appendix A (2) Trajectory of major sites with detailed planning permission
- Appendix A (3) Trajectory of all sites with outline planning permission
- Appendix A (4) Trajectory of sites allocated in adopted development plan

² This excludes outline applications. All outline applications (including non-major) are in Appendix A (3)

- Appendix A (5) Trajectory of sites **not** deliverable within five years (of any planning status).

Windfall allowance

Windfall sites are those not specifically identified in the development plan. The five-year supply calculation includes an allowance for windfall development. Paragraph 75 of the NPPF states that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”.

Appendix B provides compelling evidence of historical windfall rates and demonstrates that a windfall allowance of 50 per year (over the plan period) is a reasonable if somewhat pessimistic rate compared with historic trends. No allowance has been made for the first two years as it is expected that any unallocated sites delivered within that time would likely already be under construction or have planning permission. This gives a total of 150 dwellings in the five-year period, a figure which is highly likely to be exceeded.

The council has not amended the approach to windfall allowance since it was tested by Inspector Searson (APP/V0510/W/20/3245551) in September 2020. In that decision, the Inspector concluded that the council’s approach *“to be a robust approach which meets the compelling evidence test.”* Subsequent appeal decisions have reached the same conclusion.

Older people’s accommodation

National planning practice guidance explains the contribution which older peoples’ accommodation in use class C2 makes toward the housing requirement:

Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.³

“Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published [Census data](#).⁴

Appendix C sets out how the council has applied the method for calculating accommodation released by such residential institutions, and details committed sites considered deliverable within the five-year period. This projected supply has been included in the five-year supply calculation.

Developer survey

In some years the council has undertaken a developer survey. It last did so in spring 2022, with the council writing to agents / developers involved in the delivery of large sites, inviting them to review the information held by the council about their site, confirm its accuracy and make amendments where necessary. Response rates, even after repeated requests, are frequently very low indeed, with developers apparently unwilling to provide trajectories for their sites. Where we got meaningful responses, these are included in this report. However, the

³ 026 Reference ID: 68-035-20190722

⁴ 016a Reference ID: 63-016a-20190626

benefits of undertaking such surveys each year (and the very poor response rate we receive, despite repeated requests) does not justify the cost or delay to publishing updated five-year housing land supply reports. If a developer or agent on reading the trajectories in this report wish to correct or otherwise update such figures, then we would gratefully receive such evidence and ensure future updates of this report takes into account such evidence.

Calculating supply

Table 2 provides a summary of the council's five-year housing land supply of deliverable sites. The five-year period runs between 1 April 2025 and 31 March 2030. Appendix A provides details of all housing sites and potential housing numbers which could be delivered each year. Appendix B explains how supply from windfall has been estimated. Appendix C details projected supply of older people's accommodation in use class C2.

It should be noted that this table is produced on the basis of likely deliverable housing as at 1 April 2025. Thus, all completions after 1 April 2025, and the vast majority of new permissions and any lapsed permissions since 1 April 2025, will not have been taken into account in this report – such matters will be picked up in a future update of this report.

Site Status at 01 April 2025	Year 1 25/26	Year 2 26/27	Year 3 27/28	Year 4 28/29	Year 5 29/30	Total five year	Future supply total year six onwards	Total (all) (including post 2031)
Minor (non-major) development - schemes of less than 10 dwellings with planning permission. See Appendix A (1)	246	92	39	0	0	377	0	377
Dwellings (major) with detailed planning permission (e.g. full, reserved matters). See Appendix A(2)	496	717	632	400	270	2,515	236	2,751
Dwellings (major and minor) with outline permission. See Appendix A(3)	0	10	159	310	247	726	1,006	1,732
Dwellings allocated in development plan, without consent at base. See Appendix A(4)	0	0	0	50	70	120	970	1,090
Sites with no clear evidence of deliverability in 5yr period. See Appendix A(5)	0	0	0	0	0	0	1,808	1,808
Windfall allowance (to 2031 only). See Appendix B	0	0	50	50	50	150	50	150
Total	742	819	880	810	637	3,888	4,070	7,958

Table 2: Dwelling supply in five-year period and beyond

Note on C2 provision: Appendix C provides a trajectory of C2 accommodation. This identifies one 170-unit C2 scheme to come forward during the five-year period. The C3 equivalent arising from this scheme is included in the figures above, as part of Appendix A (3).

The council has identified land that is estimated, based on evidence set out in appendices A-C, to be capable of delivering **3,888 dwellings within the five-year period**, with such a supply consistent with national policy and case law. This supply is considerably higher than the five-

year requirement of 3,150 dwellings. This leaves a surplus of 738 dwellings. The above table also demonstrates there is a very healthy identifiable supply of pipeline plots, of 4,070 units beyond the five-year period ending 31 March 2030. We also have a further 295 units of oversupply from 2022-25 period, which can be used in the future should any particular year have an undersupply against target.

Dwelling supply (years)

Expressed in years, this dwelling supply is equivalent to **6.17 years supply of housing land**, as shown in Table 3.

	Dwellings (units)	Calculation / Source
Estimate of supply, over the five-year period 2025 to 2030	3,888	See Table 2
Total five-year land supply in years	6.17	$3,888 \div 630$

Table 3: Five-year housing land supply

Conclusion

It is concluded that the council can demonstrate a five-year supply of housing land. Through this five-year housing land supply report December 2025, the council demonstrates:

- **6.17 years supply over the five-year period**
- **A further 6.46 years of pipeline supply, anticipated to come forward from year 6 onwards.**
- **A grand total of 12.63 years' worth of identifiable supply, for the full period 2025-2040**

Appendix A – Site trajectories

Appendix A (1) Trajectory of sites that are not major development

Application Ref	Site Address	Proposal	Years 1 - 5					Comments
			2025/26	2026/27	2027/28	2028/29	2029/30	
21/00942/FUL	Plot 2 Land South Of 1A Gazeley Road Ashley Ely Suffolk CB8 9EF	Detached residential dwelling with on-site parking	1	1	0	0	0	
23/00421/FUL	Howgar House 41 Bell Road Bottisham Cambridge CB25 9DF	Construction of 1No. 3/4 bedroom, two storey dwelling, with off-street parking for two vehicles on garden land	1	1	0	0	0	
23/01148/FUL	Abbey Yard Brinkley Road Brinkley Suffolk	Demolition of an existing barn and construction of a new dwelling and a garage / annexe with associated landscaping	1	0	1	0	1	
20/00808/RMA	Site To West Of 10 - 20 Sheriffs Court Burrough Green Suffolk	Reserved matters - appearance, landscaping and layout for five single storey dwellings with detached garages	5	0	5	5	0	
20/01491/FUL	McGowan Rutherford Factory Road Burwell Cambridge CB25 0BN	Proposed Change of Use /internal and external works to existing pump house, new cart lodge and new access road following recent planning application 20/00693/LRN	1	0	1	1	0	
21/00388/FUL	26 High Street Burwell Cambridge CB25 0HB	Demolition of outbuildings, erection of two detached dwellings with access from Mill Lane and associated works (resubmission of application 18/01144/FUL)	2	0	2	2	0	
21/00987/FUL	Drumcairn 35A High Street Burwell Cambridge CB25 0HD	Construction of two bedroom single storey detached dwelling with room in roof space involving demolition of existing sun lounge and detached garage serving 35A High Street	1	0	1	1	0	
21/01443/FUL	Riverdale 71 North Street Burwell Cambridge CB25 0BA	Proposed demolition of a large clunch/brick outbuilding and erection of detached dwelling plus associated works	1	0	1	1	0	

Application Ref	Site Address	Proposal	Years 1 - 5					Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	
22/00637/PIP	4 Hythe Lane Burwell Cambridge CB25 0EH	Replace existing house and garage with two detached houses with four parking spaces	1	1	0	0	0	
22/00369/FUL	27 Carter Road Burwell Cambridge CB25 0DN	Construction of 1no. three bedroom single storey detached dwelling	1	1	0	0	0	
21/00418/FUL	Land To The West Of 75-91 The Causeway Burwell Cambridgeshire	Residential development of 6 dwellings with associated landscape works	6	6	0	0	0	
22/00925/FUL	Breach Cottage Ness Road Burwell Cambridge CB25 0DB	Demolition and replacement with two dwellings; change of use of farmland to paddock; erection of entrance gate, wall and access works.	2	0	2	1	0	0
22/01377/RMA	Land Rear Of 133B North Street Burwell Cambridge CB25 0BB	Reserved matters for landscaping and appearance of previously approved 19/01639/OUT for Proposed 1 1/2 storey dwelling and garage	1	0	1	1	0	0
22/00983/FUL	48 The Causeway Burwell Cambridge Cambridgeshire CB25 0DU	Demolition of existing outbuildings and single storey extension of No. 48 The Causeway, conversion of existing barn plus extension to create a detached dwelling and construction of an additional detached dwelling parking, access and associated site works - phased development	2	0	2	2	0	0
23/01037/TDC	4 Hythe Lane Burwell Cambridge CB25 0EH	Construction of 2no. detached houses, with demolition of existing house and garage	2	0	2	1	0	0
23/00799/FUL	36 Toyse Lane Burwell Cambridgeshire CB25 0DF	Construction of 2No. 1 1/2 Storey dwellings to rear of No. 36 Toyse Lane with new proposed access. Amended application to that previously approved under application 22/00313/FUL	2	0	2	2	0	0
23/00871/FUL	Mahjong 27A High Street Burwell Cambridge CB25 0HD	Demolition of an existing block wall and double garage. Erection of a 3 bedroom detached bungalow and a 4 bedroom detached house with associated works	2	0	2	2	0	0

Application Ref	Site Address	Proposal	Years 1 - 5						Comments	
			2029/30	2029/30	2028/29	2027/28	2026/27	2025/26		
24/01011/ERN	Pet Doctors 73 The Causeway Burwell Cambridge Cambridgeshire CB25 0DU	To convert both floors into a single 3 bed dwelling						0	0	
20/00583/RMA	Land Rear Of 19 Meadow Lane Newmarket Suffolk	Reserved matters for landscaping for erection of 3 detached dwellings, garages and parking along with improved access approved under 15/01102/OUT					0	0	0	
22/00588/FUL	217 High Street Cheveley Newmarket Suffolk CB8 9RH	Proposed demolition of existing building and development of new dwelling and cart lodge. New dwelling to have two storeys plus rooms in the roof					0	0	0	
21/01255/RMA	Land Northeast Of 37 And 38 High Street Chippenham Cambridgeshire	Reserved matters for Layout detailed design scale and landscaping of previously approved 17/01221/OUT for the Proposed outline consent for 5 new houses and access					0	5	0	
17/00742/FUL	Vine Leigh Farm 33 Main Street Wardy Hill CB6 2DF	Construction of 2no. five bedroom, two storey and 2no. four bedroom, two storey, detached dwellings and associated works following demolition of existing building					0	1	0	
20/00552/ARN	Lane Farm 7 School Lane Coveney Ely Cambridgeshire CB6 2DB	Change of Use of agricultural building to three dwellings					0	3	3	
20/01514/FUL	Site North East Of 2 Main Street Wardy Hill Cambridgeshire CB6 2DF	Proposed 1no. 3 bed two storey dwelling to include single garage replacing double car port. Revised proposal of previously approved application 19/00644/FUL (at appeal).					0	1	1	
21/00286/FUL	Site East Of 9 Main Street Wardy Hill Cambridgeshire	The construction of a three bedroom, two storey detached dwelling, remodelled access and associated works					0	1	1	
21/00966/FUL	Land Between 9 And 11 The Green Wardy Hill Cambridgeshire	New single Passivhaus dwelling with associated garage, landscaping and access					0	1	1	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments		
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26			
21/01149/RMA	Land Adjacent To Hale Fen House Hale Fen Lane Wardy Hill Cambridgeshire	Reserved matters for Appearance and Landscaping of previously approved 18/01047/OUT for the erection of three detached dwellings with garages and new vehicular accesses						3	0	0	Certificate of Lawful development (24/00190/CLE) to confirm commencement within the permitted period.
21/01649/FUL	Land Adjacent 2 Gravel End Coveney Cambridgeshire	Construction of dwelling, associated parking, and new car port for no. 2 Gravel End Lane						1	1	0	0
22/00423/FUL	Land Adj 9A Main Street Coveney Ely Cambridgeshire CB6 2DJ	New dwelling						1	1	0	0
21/01196/FUL	26 Main Street Coveney Ely Cambridgeshire CB6 2DJ	Construction of three detached dwellings and associated works, provision of parking, and private amenity space						3	3	0	0
22/00570/FUL	Old Salt Depot 38 Brinkley Road Dullingham CB8 9UW	Proposed erection of 4No. new dwellings with associated highway access						4	4	0	0
19/01553/FUL	Part Of Paddock Associated With Dullingham Park Stud, Accessed Via Private Drive Off Elm Close Dullingham Suffolk	The erection of a 2 storey family dwelling						1	1	0	0
21/00803/FUL	Land Between 31 And 37 Brinkley Road Dullingham CB8 9UW	Erection of new dwelling with associated detached garage and new highway access						1	1	0	0
20/01111/FUL	Site Adjacent To 3 Main Street Prickwillow Cambridgeshire	The erection of two detached dwellings with one detached double garage and off road parking						2	2	0	0
21/00114/FUL	5A Quayside Ely Cambridgeshire CB7 4BA	Change of use of building from E(g)(i) (office) to C3 (dwellinghouses)/E(g)(i) (office)						1	1	0	0

Application Ref	Site Address	Proposal						Years 1 - 5				Comments	
		App.Type	Full application	Prior Notification application	Full application	Full application	Full application	Net Supply	2029/30	2028/29	2027/28	2026/27	
20/01771/FUL	2 Ely Road Prickwillow Ely Cambridgeshire CB7 4UJ	Construction of 1no. three bedroom, two storey detached dwelling and garden room	1	0	1	1	0	1	1	0	0	0	0
21/00549/FUL	81 St Johns Road Ely Cambridgeshire CB6 3BW	Conversion of garage with addition of first floor and pitched roof to form additional dwelling along with all associated access, parking, site & garden arrangements	1	0	1	1	0	1	1	0	0	0	0
21/01634/FUL	Land Adjacent To 1 St Audreys Way St Audreys Way Ely Cambridgeshire CB6 1DF	Construction of 1.5 storey, three bedroom detached dwelling	1	0	1	1	0	1	1	0	0	0	0
22/00096/ERN	Neaves & Neat 80 Broad Street Ely Cambridgeshire CB7 4BE	Change of use to three one bedroom dwellings	3	0	3	3	0	3	3	0	0	0	0
21/01441/FUL	Site Adjacent To 36 Victoria Street Ely Cambridgeshire CB7 4BL	Construction of a three bedroom detached dwelling house with associated parking and infrastructure	1	0	1	1	0	1	1	0	0	0	0
22/00628/ERN	36 Jubilee Terrace Ely Cambridgeshire CB7 4BJ	Change of use from office to residential	1	0	1	1	0	1	1	0	0	0	0
22/00705/RMA	Station House Lynn Road Chettisham Ely Cambridgeshire CB6 1RU	Reserved matters for appearance, access, landscaping, layout and scale of previously approved 18/01723/OUT for the Outline planning permission for a new dwelling and access	1	0	1	1	0	1	1	0	0	0	0
21/01264/FUL	Land West Of Orchard House Lower Road Stuntney Cambridgeshire	Construction of 5 dwellings with open carports and new access	5	0	5	5	0	5	0	5	0	0	0
22/00992/FUL	Prickwillow Baptist Church Main Street Prickwillow Cambridgeshire	Conversion of church into a dwelling, alterations to access and removal of lay-by	1	0	1	1	0	1	1	0	0	0	0

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26		
22/01473/FUL	162 West Fen Road Ely Cambridgeshire CB6 3AD	Demolition of existing bungalow and construction of 2no. four bedroom detached dwellings with new combined access, associated parking, turning and site works	1	0	0	0	0		
22/01228/FUL	Land To North Of 3 Putney Hill Road Prickwillow Cambridgeshire	Construction of 8 dwellings and garages, new access road and associated works	8	0	8	0	0	0	
23/00533/FUL	The Cottage Four Balls Farm Hundred Foot Bank Pymoor Ely Cambridgeshire CB6 2EL	Change of use from a non-residential school to a residential dwelling and the addition of 3No. roof lights and 1No. door	1	0	1	0	0	0	
23/00737/FUL	30-36 Market Street Ely Cambridgeshire CB7 4LS	Demolition of outbuildings, change of use of cold store to form one flat, erection of two dwellings, and associated works	3	0	3	0	3	0	
23/01376/ERN	Enhance 68 St Marys Street Ely Cambridgeshire CB7 4HH	Change of use of building and land from Class E to Class C3 and associated works and infrastructure	1	0	1	1	0	1	
23/01127/FUL	Land Parcel North West Of 48 - 52 Barton Road Ely Cambridgeshire	Erection of three bedroom single storey dwelling and conversion of existing outbuilding to create home office/garden room	1	0	1	1	0	0	
24/00339/FUL	86C St Marys Street Ely Cambridgeshire CB7 4HH	Proposed conversion of existing residential property to create 2 dwellings	2	0	2	1	0	1	
23/01327/ARN	Elm Farm Ely Road Prickwillow Ely Cambridgeshire CB7 4UJ	Conversion of existing agricultural barn to dwellinghouse	1	0	1	1	0	1	
24/00937/FUL	141 West Fen Road Ely Cambridgeshire CB6 3AE	1 No. four bed dwelling with attached double garage, access, turning, parking & all associated site works	1	0	1	1	0	1	

Application Ref	Site Address	Proposal	Years 1 - 5					Comments	
			2029/30	2028/29	2027/28	2026/27	2025/26		
24/00801/PIP	32 Murfitt Close Ely Cambridgeshire CB6 3FN	Detached dwelling with associated parking	1	1	0	1	0	0	
21/01359/FUL	Land Northeast Of 193 Mildenhall Road Fordham Cambridgeshire	Construction of 1no. four bedroom, single storey, detached dwelling with double garage, parking, access & associated site works	1	1	0	1	0	0	
21/01682/FUL	Agricultural Buildings North Of 78 Isleham Road Fordham Cambridgeshire	Conversion of existing barn to create a 1 bedroom bungalow including solar panels and chimney to the roof	1	0	1	1	0	0	
22/00774/FUL	The Crown Inn 14 Church Street Fordham Ely Cambridgeshire CB7 5NJ	Construction of two four-bedroom dwellings, utilising existing access with associated parking and landscaping including reconfiguration of the restaurant car park	2	0	2	2	0	2	
23/00171/FUL	Land West Of Tolgate House River Lane Fordham Cambridgeshire	Construction of 4 bedroom, 1.5 storey detached dwelling and external works	1	0	1	1	0	1	
23/00467/RMA	Site South Of 38 Newmarket Road Fordham Cambridgeshire	Reserved matters for appearance, landscaping, layout and scale for previously approved 22/00112/OUT for the construction of dwelling and garage	1	0	1	1	0	1	
23/01164/ARN	Site East Of 70 Isleham Road Fordham Cambridgeshire	Change of use of agricultural building and land within its curtilage into dwelling house	1	0	1	1	0	1	
23/00810/ARN	Trinity Hall Farm Collins Hill Fordham Cambridgeshire CB7 5PD	Change of use from agricultural barn to 1no. dwelling houses	1	0	1	1	0	1	
23/01270/FUL	Land South West Of 172 Mildenhall Road Fordham Cambridgeshire	Construction of bungalow	1	0	1	0	0	1	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26		
20/01395/FUL	Enchanted Hill 88B Aldreth Road Haddenham Ely Cambridgeshire CB6 3PN	Proposed earth sheltered, off-grid, permanent agricultural workers' dwelling (self-build)				0	0	0	
21/00423/RMA	Land South Of Units 4 And 5 - 94A Hillrow Haddenham Cambridgeshire	Reserved matters application following outline permission 18/01277/OUT, allowed under appeal APP/V0510/W/19/3238115 dated 23.01.2020 for outline planning for 1no detached dwelling	1	0	1	0	1	0	0
22/00029/FUL	White Gate Farm Aldreth Road Haddenham Cambridgeshire	Change of use and conversion of barn to 4 residential dwellings including change of materials	4	0	4	4	4	0	0
22/00152/FUL	36 West End Haddenham Ely Cambridgeshire CB6 3TE	Two new semi detached dwellings	2	0	2	2	0	2	0
22/01137/FUL	36 West End Haddenham Ely Cambridgeshire CB6 3TE	Construction of 2no. two semi-detached dwellings	4	0	4	4	2	2	0
23/00266/FUL	Builders Yard Hod Hall Lane Haddenham Cambridgeshire	2no. detached dwellings Plot 1 & 2 (Phase 1 & 2)	2	0	2	2	1	1	0
23/00559/FUL	Land East Of 1 School Lane Aldreth Cambridgeshire	Construction of a 4 bedroom, two storey detached dwelling and associated landscaping	1	0	1	1	0	1	0
22/00999/FUL	Land Rear Of 29 Duck Lane Haddenham Cambridgeshire	Construction of 1No. single-storey detached dwelling, 2No. single-storey semi-detached dwellings and associated infrastructure.	3	0	3	3	0	3	0
24/00663/ARN	Barn At High Ridge Farm Sutton Road Haddenham Cambridgeshire CB6 3PS	Change of use of one agricultural building to a dwelling house and associated operational development	1	0	1	1	0	1	0

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26		
24/00620/FUL	The Cherry Tree 8 Duck Lane Haddenham Ely Cambridgeshire CB6 3UE	Change of use of The Cherry Tree public house to provide a single dwelling together with the erection of three new dwellings within the grounds of the existing public house car park and associated parking and landscaping	4	4	0	0	0		
20/01594/RMA	Site North Of 4 Fordham Road Isleham Cambridgeshire	Reserved matters of appearance, landscaping, layout and scale of previously approved 18/01482/OUT for residential development of nine single storey dwellings, garaging, parking, access road and associated site works - phased development	9	9	9	9	2	0	0
20/01602/RMA	Wayside Farm Fordham Road Isleham Cambridgeshire	Reserved matters of appearance, landscaping and layout of previously approved 18/00467/OUT for Outline application for residential development for 9 detached dwellings, with all matters reserved except access and scale	9	9	0	0	9	0	0
21/00809/FUL	Appleyard Farm 1 Houghtons Lane Isleham CB7 5SR	Proposed two storey dwelling with garage and parking - Site part of outline planning consent 19/01178/OUT (Plot 5)	1	0	1	1	0	1	0
21/00935/FUL	Plot 3 Site South And East Of Appleyard Farm Houghtons Lane Isleham Cambridgeshire	1.5 storey dwelling with single storey garage, following outline planning permission 19/01178/OUT	1	0	1	1	0	1	0
21/01547/RMA	Floral Farm Fordham Road Isleham Ely Cambridgeshire CB7 5QY	Reserve matters for appearance, landscaping and layout of previously approved 20/00142/OUT for the Construction of 1no. detached dwelling and garaging for horticultural manager	1	0	1	1	0	1	0
21/01850/FUL	21 East Road Isleham Ely Cambridgeshire CB7 5SN	Demolish one house, one derelict house and ancillary lean-to structures attached to the garage and replace them with one new house, retaining the existing garage	1	0	1	-1	0	-1	0
22/00537/ARN	3 Sheldricks Road Isleham Ely Cambridgeshire CB7 5SP	Change of use of agricultural building to three dwelling houses	3	0	3	3	0	3	0
22/00867/ERN	4A - 4B Church Street Isleham Cambridgeshire	Change of use to dwelling house	1	0	1	1	0	1	0

Application Ref	Site Address	Proposal						Years 1 - 5				Comments		
								2029/30	2028/29	2027/28	2026/27	2025/26		
23/00260/FUL	45 East Fen Road Isleham Ely Cambridgeshire CB7 5SW	Construction of 3 bedroom, 1.5 storey detached dwelling and detached double garage	1	1	1	0	0	1	0	0	0	1		
24/01312/FUL	Workshop Adjacent 2 Station Road Isleham Ely Cambridgeshire CB7 5QT	Proposed demolition of existing outbuilding, construction of 1 No private detached dwelling, altered dropped kerb/access and associated works	1	0	1	1	0	1	0	1	0	0		
21/00120/FUL	Land Between Kennett End And 1 Riverside Cottages Newmarket Road Kennett Newmarket Suffolk CB8 7PP	Proposed two storey residential dwelling, garage, parking and associated site works	1	0	1	1	0	1	1	0	0	0		
19/00519/FUL	51 Cannon Street Little Downham Ely Cambridgeshire CB6 2SS	Construction of 4no. 3 bed houses and refurbish existing 3 bed property on site with associated external amenity spaces, landscaping, parking and access arrangements	4	1	3	3	0	3	3	0	0	0		
20/00597/RMA	Heathergay House Straight Furlong Pymoor Ely Cambridgeshire CB6 2EG	Approval of details for reserved matters for appearance, landscaping, layout and scale of previously approved 17/00970/OUT for outline application to demolish single 2 storey dwelling and erect 2 detached 2 storey dwellings - Phased Development	2	0	2	1	0	1	0	1	0	0		
21/00174/FUL	Jubilee Cottage Pymoor Lane Pymoor Ely Cambridgeshire CB6 2EF	Convert existing outbuilding into 2no. holiday lets	2	0	2	2	0	2	2	0	0	0	0	Holiday Lets
21/01313/FUL	Head Fen Farm Head Fen Pymoor Ely Cambridgeshire CB6 2EN	Proposed new dwelling (following demolition of existing barn) and continued siting of residential unit (during building work)	1	0	1	1	0	1	1	0	0	0	0	Record is concurrent with 21/01397/FUL. These are, in effect, adjacent plots. Does not supersede 21/01397/FUL.
21/01397/FUL	Head Fen Farm Head Fen Pymoor Ely Cambridgeshire CB6 2EN	Proposed 3 bed dwelling (following removal of barn)	1	0	1	1	0	1	1	0	0	0	0	Record is concurrent with 21/01313/FUL. These are, in effect, adjacent plots. Does not supersede 21/01313/FUL.
21/01846/FUL	Poplar Tree Farm 9 Straight Furlong Pymoor Ely Cambridgeshire CB6 2EG	Proposed extension and change of use of an agricultural building to form one new self-build dwelling, and associated works	1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26	
21/00532/FUL	Land Behind 20 To 24 Straight Furlong Pymoor Cambridgeshire	Construction of 2no. three bedroom, single storey detached dwellings (Plots 6 & 8)	2	2	0	0	0	0	
23/00531/ARN	Agricultural Barn Four Balls Farm Four Hundred Foot Bank Pymoor Cambridgeshire CB6 2EL	Change of use from 1no. agricultural building to provide 1no. dwelling	1	1	0	0	0	0	
21/00874/RMA	Land Adjacent To Mount Pleasant Farm 66 - 68 Main Street Pymoor Ely Cambridgeshire CB6 2DY	Reserved matters for access, layout, appearance, scale & landscaping for previously approved 20/00743/OUT for 4 marketable residential properties	4	4	0	0	4	4	
24/01239/FUL	18 Park Lane Little Downham Ely Cambridgeshire CB6 2TF	Change of use from dwelling and annexe to 2 no dwellings and associated works - retrospective	2	0	2	1	0	1	
21/00786/RMA	Plot 7 Land To West Of Little Thetford Acorns (Pre-school And Childrens Club) The Wyches Little Thetford Cambridgeshire	Reserved matters for Plot 7 Self Build only for appearance, landscape, layout and scale of previously approved 19/00408/OUM for Residential development for Phased outline proposal for 10 self/custom build dwellings and access	1	0	1	1	0	1	
21/01639/FUL	Land Rear Of 19 Main Street Little Thetford Ely Cambridgeshire CB6 3HA	Construction of detached single storey dwelling, detached double garage with store above, access, parking and landscaping	1	0	1	1	0	1	
16/00185/FUL	Land To Rear Of 78/80, Wisbech Road, Littleport, ELY, CB6 1JJ	Erection of 4 detached dwellings and associated garages	4	0	4	4	2	2	
19/01117/FUL	20 Wellington Street Littleport Ely Cambridgeshire CB6 1PN	Proposed demolition of existing vacant building and outbuildings and the erection of 4no. dwellings and 1no. flat, associated vehicular access, parking, landscaping and works	5	0	5	5	0	5	
20/00475/FUL	89 Ely Road Littleport Ely Cambridgeshire CB6 1HJ	Residential development of 2no. two bedroom and 2no. three bedroom dwellings with access, parking and associated works	4	0	4	4	2	2	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26		
20/01458/FUL	Land Adjacent 5 New Road Littleport Ely Cambridgeshire CB6 1PX	Construction of 1no. three bedroom two storey detached dwelling	1	1	0	0	0	0	
21/00575/FUL	20 Victoria Street Littleport Ely Cambridgeshire CB6 1LX	Proposed conversion of property into 2 self-contained flats	1	1	0	0	0	0	
22/00403/FUL	Owl Barn 10 Hale Fen Littleport Ely Cambridgeshire CB6 1EL	Dismantling of the existing barn and re-erection of a four bedroom dwelling	1	1	0	0	0	0	
22/00394/FUL	5 Main Street Littleport Ely Cambridgeshire CB6 1PH	Development of 2 flats and associated works	2	0	2	2	2	2	
22/00358/FUL	Land North East Of Rijon Padnal Littleport Cambridgeshire	6no. four bed dwellings and associated works	6	0	6	6	6	0	Site considered active - discharge agreed July 2025
22/00746/ARN	Site North East Of Rose Cottage Wisbech Road Littleport Cambridgeshire	Change of Use of an agricultural outbuilding and land within its curtilage to one dwelling	1	0	1	1	0	1	
22/00790/RMA	Self Build Plot 4 Land South Of Chamberlain Fields Littleport Cambridgeshire	Reserved matters for Self Build Plot 4 for previously approved 18/00393/OUM Construction of up to 126 dwellings and associated infrastructure	1	0	1	1	0	1	
22/01261/RMA	Self Build Plot 5 Land South Of Chamberlain Fields Littleport Cambridgeshire	Reserved matters for appearance, landscaping, layout and scale for self build Plot 5 Tilling Way of previously approved 18/00393/OUM Construction of up to 126 dwellings and associated infrastructure	1	0	1	1	0	1	
22/01239/RMA	Self Build Plot 2 Tilling Way Littleport Cambridgeshire	Reserved matters for appearance, landscaping, layout and scale for self build Plot 2 Tilling Way of previously approved 18/00393/OUM Construction of up to 126 dwellings and associated infrastructure	1	0	1	1	0	1	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments	
			2029/30	2029/30	2028/29	2027/28	2026/27	2025/26		
22/01143/RMA	Self Build Plot 3 Tilling Way Littleport Cambridgeshire	Reserved matters for Approval of the details of appearance, landscaping, layout and scale for self build plot 3 Tilling Way, Littleport, Ely, CB6 1UN of previously approved 18/00393/OUT Construction of up to 126 dwellings and associated infrastructure.							0	0
22/00378/FUL	Rima's Shop Limited 22 Main Street Littleport Ely Cambridgeshire CB6 1PJ	Construction of two-storey dwelling, creation of a stair enclosure to the flat above the existing retail unit & bin area for 22 Main Street and associated works							0	0
23/00293/FUL	24 Main Street Littleport Cambridgeshire CB6 1PJ	Conversion of first floor and ground floor storage areas of commercial use to one 2 bedroom flat and one studio flat with associated renovations, replacing old windows and changes to fenestrations, secured cycle parking and relocation of existing garage/shed							0	0
23/00845/FUL	Self Build Plot 1 Fetlock Walk Littleport Cambridgeshire	Construction of four bedroom detached self build dwelling							0	0
23/01004/FUL	Costcutter 1 Main Street Littleport Ely Cambridgeshire CB6 1PH	Change of use from shop office/staff room area to domestic living area, including internal alterations							0	0
23/01146/FUL	3A Granary Lane Littleport Ely Cambridgeshire CB6 1PQ	Alterations and extension to form 1no. single dwelling, demolition of garage, 3 new parking spaces and solar panels							0	0
24/00090/ARN	39 Camel Road Littleport Cambridgeshire CB6 1PU	Conversion of agricultural barn to a residential dwelling under class Q							0	0
23/01023/RMA	Site North Of 44 Camel Road Littleport Cambridgeshire	Reserved matters for access, appearance, landscaping and scale for previously approved 22/01021/OUT for 2no. self-build, detached dwellings, including off-street parking and associated infrastructure							0	0
24/00706/FUL	Tudor Lodge Bells Drove Welney Wisbech Cambridgeshire PE14 9TG	Construction of a new dwelling following demolition of existing dwelling due to fire							1	0

Application Ref	Site Address	Proposal	Years 1 - 5						Comments		
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26			
18/01416/FUL	39 Longmeadow Lode Cambridge CB25 9HA	Demolition of existing dwelling, erection of 4 No. semi detached dwellings and associated site works	3	0	0	0	2	2	0	0	Construction started in 2023 as per satellite imagery
21/00753/ARN	Frolic Farm Lode Fen Lode Cambridge CB25 9HF	Convert two barns to five dwellings	5	0	0	0	0	0	0	0	
23/00060/FUL	Montrose Farm 2 Millards Lane Lode Cambridge CB25 9ES	Proposed erection of 1No detached bungalow, new access, car parking and associated works	1	0	1	1	0	1	0	0	
23/00922/ERN	43 High Street Lode Cambridgeshire CB25 9EW	Change of Use of a Building (Use Class E) and Land within its Curtilage to 1no. Dwelling (Use Class C3)	1	0	1	1	0	1	0	0	
24/00574/FUL	Land West Of Montrose Farm 2 Millards Lane Lode	Erection of 2No private dwellings, new access/dropped kerb, car parking and associated works	2	0	2	2	0	2	0	0	
19/00109/FUL	Site West Of Springleys Paddock Witcham Road Mepal Cambridgeshire	2 detached two storey dwellings	2	0	2	2	1	1	0	0	
21/01312/RMA	The Granary Whitegate Farm Witcham Road Mepal Ely Cambridgeshire CB6 2AF	Reserve matters for Approval is sought for the detailed design of the rear plots, known as plot 3 and plot 4. Plots 1 & 2 were amended in layout and scale under a separate approval (20/01134/FUL) of previously approved 19/01634/OUT for the Demolition of existing structures and erection of up to four dwellings with parking and associated works	2	0	2	2	0	2	0	0	Concurrent with 21/01134/RMA
22/00834/FUL	Horticultural Site Between 8 And 14 Bridge Road Mepal Cambridgeshire CB6 2AR	Construction of dwelling (Plot 1), previously approved under references 19/00799/OUT and 20/01571/RMA (partially retrospective)	1	0	1	1	0	1	0	0	

Application Ref	Site Address	Proposal	Years 1 - 5					Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	
22/00833/FUL	Horticultural Site Between 8 And 14 Bridge Road Mepal Cambridgeshire CB6 2AR	Construction of dwelling (Plot 2), previously approved under references 19/00799/OUT and 21/00969/RMA (partially retrospective)	1	1	0	0	0	
22/00561/FUL	Broadmead Boarding Kennels Witcham Road Mepal Cambridgeshire	Construction of three bed dwelling	1	0	1	1	1	0
21/01536/FUL	Low Bank Farm Low Bank Mepal Ely Cambridgeshire CB6 2AU	Construction of residential dwelling	1	0	1	1	1	0
22/01213/FUL	7A High Street Mepal Cambridgeshire CB6 2AW	Extension and alterations to existing store at 7A High Street, creation of 2 bedroom flat above 7A High Street including access and alteration to the access of 7 High Street	1	0	1	1	1	0
24/00002/FUL	Mepal Union Chapel School Lane Mepal Cambridgeshire	Change of use from chapel to dwelling	1	0	1	1	1	0
24/00069/FUL	Land North West Of 7 Bridge Road Mepal Cambridgeshire	Construction of one detached dwelling and new access	1	0	1	1	1	0
20/00588/RMA	Land Opposite 20 Burwell Road Reach	Reserved matters of appearance and landscaping for erection of 3 dwellings of application 17/00967/OUT	3	0	3	3	3	0
21/00374/RMA	Land South West Of Hill Farm Fair Green Reach	Reserved matters of Appearance, Landscaping, Layout and Scale of previously approved 18/01397/OUT for Demolition of existing agricultural buildings, construction of two detached bungalows, associated parking and infrastructure	2	0	2	2	1	0
21/01633/FUL	7 Ditchfield Reach Cambridge CB25 0JA	Construction of 4 bedroom house with associated parking	1	0	1	1	1	0

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26	
16/00060/FUL	11, Orchard Row, Soham, ELY, CB7 5AY	Proposed 4 No properties	2	2	0	0	0	0	
19/01391/FUL	Agricultural Buildings Road Between Orchard Row And Wicken Road (C143) Soham Cambridgeshire	Proposed 3No dwellings following demolition of existing agricultural buildings - Phased Development	3	3	0	0	0	0	Construction at advanced stage as per latest 2025 OS mapping
20/01438/FUL	Land North Of 19 Brook Street Soham Cambridgeshire	Residential development of four detached bungalows, garaging, parking, access road & associated site works	4	4	0	0	0	0	
21/00202/FUL	58 Paddock Street Soham Ely Cambridgeshire CB7 5JA	Construction of 1no. two bedroom, single storey detached dwelling (Re-submission)	1	0	1	1	0	1	
20/01462/ARN	Adjacent To 23 The Cotes Soham Ely Cambridgeshire CB7 5EP	Change of Use from 1no. agricultural building to 1no. residential dwelling (C3)	1	0	1	1	0	1	
20/01499/FUL	Land North Of 48 Station Road Soham Cambridgeshire	Construction of 1no. four bedroom, two storey, detached dwelling	1	0	1	1	0	1	
21/01440/FUL	Land To Rear Of/Adjacent 53 Fordham Road Soham Ely Cambridgeshire CB7 5AJ	Construction of 1no. three bedroom dwelling with parking access & associated site works and marginal re-alignment of parking for host dwelling	1	0	1	1	0	1	
21/01102/RMA	Site North West Of 34 Bancroft Lane Soham Cambridgeshire	Reserve matters for Appearance, Landscaping, Layout, and Scale 19/01187/OUT for the Demolition of existing structures and erection of five dwellings	5	0	5	5	2	3	
21/01053/RMA	Randalls Farm Barway Ely Cambridgeshire CB7 5UB	Reserved matters for Approval of the details of the appearance and landscaping of the development of previously approved 21/00059/VAR for the Proposed 3 No. two storey dwellings with integrated parking, access and associated site works	3	0	3	3	1	2	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26	
21/01245/FUL	Soham Joinery 119 Mereside Soham Ely Cambridgeshire CB7 5EG	Residential development of four 4no bedroom houses, garaging, access and associated site works (phased development)	2	2	0	0	0	0	
22/00074/FUL	Land Adjacent 141 Brook Street Soham Ely Cambridgeshire CB7 5AE	Proposed bungalow, garage, parking, access & site works along with outbuilding to be used as a workshop for restoration of vintage tractors	1	1	0	0	0	0	
22/00241/RMA	Venkatadri 5 The Birches Soham Ely Cambridgeshire CB7 5FH	Reserved matters of previously approved 19/01765/OUT for proposed construction of 2no. detached dwellings, garaging, parking, access and associated works	2	2	0	0	0	0	
22/00470/RMA	Dunvegan 29 Bancroft Lane Soham Cambridgeshire CB7 5DG	Approval of the details for reserved matters for access, scale, layout, landscaping and appearance of planning application 20/00430/OUT for Proposed new dwelling	1	0	1	1	0	1	
22/00123/FUL	133 & 135 The Butts Soham Ely Cambridgeshire CB7 5AW	Erection of two dwellings (one market and one with occupancy restriction) (part retrospective)	2	0	2	2	0	2	
23/00242/FUL	Site South West Of 41 Hall Street Soham Cambridgeshire	Construction of 2no. three bedroom, two storey semi-detached dwellings with new access and associated works	2	0	2	2	0	2	
22/00917/RMA	36 Bancroft Lane Soham Ely Cambridgeshire CB7 5DG	Reserved matters for appearance, landscaping, layout and scale of previously approved 21/01833/OUT for proposed demolition of existing dwelling and erection of 2 new dwellings and associated works	2	0	2	1	0	1	
22/01194/FUL	Land Rear Of 7 And 7A Townsend Soham Cambridgeshire	Proposed development of seven dwellings, garages, parking, access and associated site works	7	0	7	7	0	7	
23/00546/FUL	Baileys Lodge 107 Mereside Soham Ely Cambridgeshire CB7 5EE	Residential development comprising one dwelling, access, parking and pond	1	0	1	1	0	1	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments		
			2029/30	2028/29	2027/28	2026/27	2025/26	2029/30	2028/29	2027/28	2026/27
22/00310/FUL	Land To Rear Of 2 To 5 The Birches Soham Cambridgeshire	Development of 5 dwellings, garaging, parking, access, and associated site works (phased development)	5	0	0	0	0	0	0	0	0
23/00542/FUL	Land Adjacent 7 Kents Lane Soham Cambridgeshire	Proposed dwelling- resubmission of 17/00565/FUL	1	1	0	0	0	0	0	0	0
23/00630/ARN	52 Great Fen Road Soham Cambridgeshire CB7 5UH	Conversion of existing barn to create a single storey residential dwelling	1	0	1	1	0	1	0	0	0
23/01192/FUL	Rear Of 41 High Street Soham Ely Cambridgeshire CB7 5HA	Conversion of Royal Mail sorting office to residential accommodation	1	0	1	1	0	1	0	0	0
23/01370/FUL	Site Formerly 13A Townsend Soham Cambridgeshire	Construction of a pair of houses	2	0	2	2	0	2	2	0	0
24/00804/FUL	Land East Of 53 Fordham Road Soham Cambridgeshire	Three bed dwelling with parking, access & associated site works (see extant application 21/01440/FUL)	1	0	1	1	0	1	0	1	0
24/00313/FUL	23 Hall Street Soham Cambridgeshire CB7 5BN	Rebuild office building, chapel of rest & mortuary building. Relocation of workshop, new garage with living accommodation above, conversion of barn/workshop into service chapel and associated walled garden. Relocation of vehicle access	1	0	1	1	0	1	0	1	0
24/00325/FUL	Site North West Of 4 Barway Road Barway Cambridgeshire	Single agricultural workers dwelling, with parking, landscaping and supporting infrastructure	1	0	1	1	0	1	0	1	0
18/00774/FUL	Millfields Stables Ltd Millfield Stables Mill Lane Stetchworth Suffolk	Demolition of barn and replacement with 3 detached dwellings and associated works.	3	0	3	3	0	3	3	0	0

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26	
23/00841/FUL	3 & 3A Short Road Stretham Ely Cambridgeshire CB6 3LS	Conversion of existing offices and front extension to two self-contained flats, first floor office accommodation with separate access at No.3 and first floor annexe above existing double garage and single storey garden room at No.3A	2	1	0	0	0	0	
22/00345/FUL	Site South East Of 91 The Row Sutton Cambridgeshire CB6 2PB	Construction of 3 bedroom two storey detached self-build dwelling, carport/workshop and siting/residential use of one mobile home for duration of works, and associated works	2	1	1	0	0	0	
21/01745/RMA	22 Link Lane Sutton Ely Cambridgeshire CB6 2NF	Erection 1 no. dwelling	1	0	1	1	0	1	0
22/00958/FUL	Site South West Of 16 Tower Road Sutton Cambridgeshire	Construction of a new dwelling	1	0	1	1	0	1	0
23/00214/ARN	North Farm The Gault Sutton Ely Cambridgeshire CB6 2BG	Proposed change of use of agricultural building to residential unit	1	0	1	1	0	1	0
23/00512/RMA	Land To North Side Of Mill Field Sutton Cambridgeshire	Reserved matters of Appearance, Landscaping and Scale of previously approved 22/00525/VAR To vary condition 12 (floor area) of previously approved 21/00485/OUT for proposed residential development of nine dwellings, access road, car ports, garaging, visibility splays and associated site works	9	0	9	9	0	9	0
22/00626/FUL	121-123 High Street Sutton Ely Cambridgeshire CB6 2NR	Erection of 9 No. dwellings and associated works, following the demolition of the existing dwellings (121 and 123 High Street)	9	0	9	7	0	7	0
21/01347/FUL	Royal Oak House 62 Commercial End Swaffham Bulbeck Cambridge CB25 0NE	Change of use from office to a dwelling	1	0	1	1	0	1	0
22/00859/FUL	First Floor Offices Hill Side Mill Quarry Lane Swaffham Bulbeck	Conversion of a former office building to four residential flats	4	0	4	4	0	4	0

Application Ref	Site Address	Proposal						Years 1 - 5				Comments	
		App.Type	Full application	Reserved Matters application	Full application	Full application	Full application	2025/26	2029/30	2028/29	2027/28	2026/27	
20/00432/FUL	26 High Street Swaffham Prior Cambridge CB25 0LD				Conversion of an outbuilding barn into a dwelling with a porch extension and associated works			1	1	0	0	0	
21/00478/RMA	10 Lower End Swaffham Prior Cambridge CB25 0HT				Approval of reserved matters of appearance, landscaping and scale of previously approved 17/01090/OUT for erection of one house and garage			1	1	0	0	0	
24/00915/ARN	Sunnywood Farm Swaffham Prior Fen Swaffham Prior Cambridge Cambridgeshire CB25 0LQ				Change of use of agricultural buildings to two dwellings			2	0	0	2	0	
17/00854/FUL	Site Adjacent 1 Main Street Wentworth Ely Cambridgeshire CB6 3QG				Construction of 3 no. dwellings and 3 no. new access			2	2	0	0	0	Plot 1 complete. Plot 2 coming ahead as per satellite imagery. Plot 3 design varied in 2024 permission
19/00971/FUL	Poole Farm Cottage Westley Waterless Newmarket Suffolk CB8 0RQ				The demolition of the existing bungalow and the erection of two detached and one pair of semi-detached dwellings			1	1	0	0	0	
23/00443/FUL	The Cherry Trees Westley Waterless Newmarket Suffolk CB8 0RG				Erection of two new dwellings following demolition of existing dwelling and outbuildings with alterations to existing access and associated works			1	0	1	0	0	
19/00738/FUL	Land North Of 20A Chapel Lane Wicken Cambridgeshire				Proposed 1No detached house & 2No semi-detached houses, garaging, parking, access plus associated site works			3	3	0	0	0	Covers 3 of the 7 dwellings proposed by 18/01288/OUT. The other 4 are covered by 21/01599/RMA
19/00736/FUL	Land North West Of 20 Stretham Road Wicken Cambridgeshire				Proposed one 4 bed chalet and one 3 bed house, garaging, parking, access plus associated site works (Phased Development)			2	1	1	0	0	
19/01291/FUL	Plot 5 Land South Of Old School Lane Upware Cambridgeshire				Construction of a single storey 3 bedroom dwelling with associated garage and off-road parking facilities			1	1	0	0	0	Construction visible on 2023 satellite imagery

Application Ref	Site Address	Proposal						Years 1 - 5				Comments		
		App.Type	Full application	2025/26	2026/27	2027/28	2028/29							
20/00771/FUL	Dimmocks Cote 46 Stretham Road Wicken Ely Cambridgeshire CB7 5XL	Demolition of existing agricultural buildings and development of 6 dwellings							3	3	0	0		
21/00345/FUL	15 - 17 North Street Wicken Ely Cambridgeshire CB7 5XW	Proposed part demolition of existing commercial building & conversion to four bed house plus construction of new three bed dwelling							2	2	0	0	0	
21/00792/FUL	Plot 1 Dimmocks Cote 46 Stretham Road Wicken CB7 5XL	Redesign of one dwelling on Plot 1 at Dimmocks Cote							1	1	0	0	0	
21/00790/FUL	Plot 3 Dimmocks Cote 46 Stretham Road Wicken Ely Cambridgeshire CB7 5XL	Redesign of single dwelling on Plot 3 at Dimmocks Cote							1	1	0	0	0	
21/01350/RMA	Site West Of 27 The Crescent Wicken Cambridgeshire	Approval of the details for reserved matters of Plot 1 only of planning application 21/00584/OUT for proposed residential development for 3 dwellings							1	1	0	0	0	
21/01478/ARN	Barn Adjacent To Thorn Hall Lower Road Wicken Cambridgeshire	Change of use of agricultural building to a single residential dwelling							1	1	0	0	0	
21/01599/RMA	Land North Of 20A Chapel Lane Wicken Cambridgeshire	Approval of reserved matters of Appearance, Landscaping & Layout of previously approved 18/01288/OUT for Proposed residential development of seven dwellings, access, parking and associated site works							4	4	0	0	0	4 of the 7 dwellings proposed in the outline are covered in this application. The other 3 are covered by 19/00738/FUL
22/01016/FUL	Plot 1 Land South Of 3 Old School Lane Upware Cambridgeshire	Construction of dwelling with detached garage, revisions to previously approved 22/00500/FUL							1	1	0	0	0	
22/00379/FUL	Barn At Spinney Abbey 33 Stretham Road Wicken Ely Cambridgeshire CB7 5XQ	Proposal for the phased conversion of a barn into one family home for the farm owners and two holiday lets, as well as associated landscaping and infrastructural works							1	1	0	0	0	

Application Ref	Site Address	Proposal	Years 1 - 5						Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	2025/26	
22/00972/RMA	Plot 3 Land West Of 27 The Crescent Wicken Cambridgeshire	Reserved matters for Layout, Scale, Appearance, Access and Landscaping for Plot 3 of previously approved 21/00584/OUT for proposed residential development for 3 dwellings	1	1	0	0	0	0	
22/01265/FUL	Land And Storage Building East Of 14 Back Lane Wicken Cambridgeshire	Demolition of existing barn with consent to convert to dwelling and replace with new dwelling	1	1	0	0	1	1	0
23/00894/FUL	Land North West Of 9 Stretham Road Wicken Cambridgeshire	Change of use from Use Class B8 to C3 residential including the removal of storage containers, erection of four detached dwellings, along with associated works including closing and relocating the existing access	4	4	0	0	4	0	0
23/01320/FUL	16 Chapel Lane Wicken Cambridgeshire	Demolition of an existing cottage and construction of two detached, two-storey dwellings and associated landscaping and infrastructure	2	0	2	1	0	1	0
20/01446/ARN	Agricultural Buildings West Of 87 Stretham Road Wilburton Cambridgeshire	Change of Use of existing brick single storey agricultural building to a single storey residential dwellinghouse (C3)	1	0	1	1	0	1	0
21/01097/FUL	Mitchells Farm Millfield Lane Wilburton Ely Cambridgeshire CB6 3SD	Demolition of barn and sheds, and erection of one self-build dwelling and associated works	1	0	1	1	0	1	0
21/01534/RMA	Land Adjacent 36 Haddenham Road Wilburton Ely Cambridgeshire CB6 3RG	Reserved matters for Approval of the details of the Appearance; Landscaping; and Layout of previously approved 18/01266/OUT for proposed residential dwelling, garaging, parking, access & associated site works	1	0	1	1	0	1	0
21/01621/FUL	Land South Of 5 Millfield Lane Wilburton Cambridgeshire	Erection of 4 dwellings (phased development) and garages with new accesses and associated infrastructure	4	0	4	4	3	1	1
22/00295/FUL	Land West Of 93 Stretham Road Wilburton Cambridgeshire	Erection of one dwelling with garage, new vehicular access and associated works	1	0	1	1	0	1	0

Application Ref	Site Address	Proposal	Years 1 - 5					Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	
21/01008/RMA	Land Rear Of 9 West End Wilburton Cambridgeshire	Reserved matters for landscaping, scale, appearance and layout of previously approved 18/00986/OUT for the erection of seven dwellings and associated works	7	0	0	0	0	
23/00284/FUL	Land South Of 8 Clarkes Lane Wilburton Ely Cambridgeshire CB6 3RH	Resubmission of previously approved application 20/00113/FUL- proposed dwelling	1	1	0	0	0	
23/00004/FUL	74 High Street Wilburton Ely Cambridgeshire CB6 3RA	Alterations and extension to No.74 High Street and construction of 2no. detached dwellings	2	2	0	0	0	
23/01015/ARN	Land At Mingay Farm Twentypence Road Wilburton Cambridgeshire	Change of use of existing agricultural building to two residential dwellings and associated building works	2	0	2	0	2	
24/01314/FUL	Land South Of 9 Limes Close Wilburton Cambridgeshire	1 No. two storey dwelling and attached double garage along with access parking and site works following demolition of existing building on site	1	0	1	1	0	
21/00870/FUL	Land West Of Hillcrest Mepal Road Witcham Cambridgeshire	1no. dwelling (phased development Plot 3) following outline consent 19/01045/OUT	1	0	1	1	0	
18/01669/FUL	Cathedral View Park Witchford Ely Cambridgeshire CB6 2JL	Erection of 3No park homes	3	0	3	3	1	
21/00473/FUL	Land At West End Farm Main Street Witchford Cambridgeshire	Demolition of an existing shed and the construction of 1no. four bedroom, two storey detached dwelling	1	0	1	1	0	
21/01445/FUL	Site To Rear Of 33 Manor Close Witchford Cambridgeshire	Revision to previously approved application 21/00569/FUL Proposed three bed dwelling	1	0	1	1	0	

Application Ref	Site Address	Proposal	Years 1 - 5					Comments
			2029/30	2028/29	2027/28	2026/27	2025/26	
23/00775/FUL	Ridgeway Farm Common Road Witchford Cambridgeshire CB6 2HZ	Erection of a dwelling and associated change of use of agricultural land to amenity land	1	1	0	0	0	
23/00560/FUL	Site North West Of 36 Manor Close Witchford Cambridgeshire	Construction of 3 bedroom, 1.5 storey detached dwelling	1	1	0	0	0	
22/00446/RMA	OS Land Parcel 5700 South West Of 5 Stetchworth Road Woodditton Cambridgeshire	Reserved matters of previously approved 19/01630/OUT for residential development, comprising three detached dwellings, with all matters reserved except access	3	3	0	0	0	
22/00722/FUL	59 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ	Demolition of existing dwelling, and construction of 2no. new dwellings	2	0	2	1	0	
21/01221/FUL	Saxon Hall 11 The Street Saxon Street Newmarket Suffolk CB8 9SX	Partial demolition of barn and conversion of flint stables to form one dwelling including extensions, landscaping and associated works	1	0	1	1	0	
21/01399/FUL	Land Between 99 And 101 School Road Saxon Street Suffolk	Plot 1 self build, construction of no.1 dwelling, no.4 bedrooms	1	0	1	1	0	
22/00585/FUL	Land North East Of 70 St Johns Avenue Woodditton Cambridgeshire CB8 8DE	Construction of 1 no. two bedroom, single storey detached dwelling - resubmission of 19/00596/FUL	1	0	1	1	0	
23/01245/FUL	The Old Forge 8 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ	Change of use from annex to form self contained dwellinghouse (Class C3) with garden and access	1	0	1	1	0	
24/01121/FUL	1 Whitecroft Drive Cheveley Road Saxon Street Suffolk CB8 9FY	Construction of a detached house	1	0	1	0	0	

Appendix A (2) Trajectory of major sites with detailed planning permission

Application Ref	Site Address	Proposal	Years 1 - 5										Years up to 2039/40										Comments	
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2039/40	2039/40	2039/40	2039/40			
		Net Supply	16	91	138	0	31	30	30	0	8	8	0	0	0	0	0	0	0	0	0	0	0	
19/00179/FUM	Potters Cottage 39 Church Street Ashley Newmarket Suffolk CB8 9DU	Application for 16 residential dwellings (including 40% affordable) comprising two 5xbed houses, one 4xbed house, four 3xbed houses and nine 2xbed houses along with access, car parking, landscaping and associated infrastructure	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site has detailed permission and is considered deliverable within the five year period, as per the NPPF definition. MPO received Sep 2025, signalling intent to proceed.
18/01238/RMM	Stanford Park, Weirs Drove, Burwell, Cambridge CB25 0BP	Reserved matters for change of use of existing caravan touring park site for the siting of up to a maximum of 91 mobile homes with new access to include communal open space, resident meeting hall, park office and associated park infrastructure pursuant to outline planning permission 16/00686/OUM	31	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Initial works commenced on site by early 2021. C.10 buildings appear virtually complete on satellite imagery.
22/00420/RMM	Phase 1 Millstone Park Land Adjacent To Melton Farm Newmarket Road Burwell	Reserved matters comprising layout, scale, appearance and landscaping for 138 dwellings, internal roads, parking, open space, landscaping, associated drainage and ancillary infrastructure for Phase 1 (Housing) pursuant to outline planning permission 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)	0	20	40	40	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	First homes in Year 2 per developer website
22/00479/RMM	Phase 2A Millstone Park Land Adjacent To Melton Farm Newmarket Road Burwell	Reserved matters for Layout, Scale, Appearance and Landscaping for Phase 2A for 133 dwellings, parking, internal roads, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)	0	20	40	40	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	First homes in Year 2 per developer website
21/01055/RMM	Home Office Bungalows Little Green Cheveley Suffolk	Reserved matters for Appearance, Landscaping, Layout, and Scale of previously approved 19/00767/OUM for the Outline planning application for residential development for up to 22 dwellings following the demolition of 6 bungalows with all matters reserved except access	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6 demolitions complete and first 5 dwellings complete in 24-25 monitoring year. Rest expected in Year 1

Application Ref	Site Address	Proposal	Years 1 - 5										Years up to 2039/40										Comments		
			2025/26					2026/27					2027/28					2028/29							
			Net Supply		41			Past Net Completions		0			16		0			0		0					
22/00039/RMM	Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk	Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways	0		25			0		0			0		0		0		0		0		0		
20/00360/RMM	Land North Of Cam Drive Ely Cambridgeshire	Reserved Matters for appearance, landscaping, layout and scale for the construction of 258 dwellings and associated infrastructure following outline planning application 13/00785/ESO (Orchards Green Phase 3)	50		48			0		0			0		0		0		0		0		0		
21/00470/RMM	Orchards Green Phase 2A Land North Of Cam Drive Ely Cambridgeshire	Reserved matters (including full details of the layout, scale appearance and landscaping) in relation to the construction of 258 dwellings, 4 retail units, internal roads, cricket pavilion, open space and other associated infrastructure	50		50			50		50			7		0		0		0		0		0		
21/00535/FUM	Land Opposite Roundabout (Former Westmill Foods) Angel Drove Ely Cambridgeshire	Mixed-use redevelopment comprising residential dwellings (Use Class C3), commercial floorspace (Use Class E) and associated landscaping and parking provision	40		38			0		0			0		0		0		0		0		0		
20/01006/FUM	Heaton Drive And Land To The West, Heaton Close, Kilkenny Avenue, Gunning Close And Nigel Road Ely Cambridgeshire	Erection of 27 dwellings, to include parking for existing dwellings and landscaping.	15		12			0		0			0		0		0		0		0		0		

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5					Years up to 2039/40						
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31		
21/01095/RMM	Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire	Reserved Matters application relating to detailed matters of scale, appearance and landscaping pursuant to planning permission 16/01662/OUM: Residential Development of 74 Houses. 5 Plots for self-build, parking, vehicular accesses and public open space (outline application with access and layout committed).	0	79	24	30	49	0	0	0	0	0	0	
20/00413/FUM	Land Between 3 And 5 New Road Haddenham Cambridgeshire	Erection of 24 dwellinghouses, together with access road, parking, open space, landscaping, boundary treatments and associated works	0	0	0	24	0	0	0	0	0	0	0	
21/00392/RMM	Land Rear Of 16 Chewells Lane Haddenham Cambridgeshire	Reserved matters for Details of appearance, landscaping, layout and scale, as required by condition 2 of outline planning permission 17/01570/OUM	30	34	34	4	0	0	0	0	0	0	0	
21/00625/RMM	64 Station Road Haddenham Ely Cambridgeshire CB6 3XD	Reserved matters of appearance, landscaping, layout and scale of previously approved 19/00180/OUM for Erection of 40 new dwellings, substation and associated infrastructure and works following demolition of all buildings and structures on site, all matters reserved apart from access	10	40	40	30	0	0	0	0	0	0	0	
21/01841/RMM	Site South West Of 49 Aldreth Road Haddenham Cambridgeshire	Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01471/OUM for 15 dwellings, of which 5 are affordable, with new access and associated works	0	15	15	0	15	0	0	0	0	0	0	

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5					Years up to 2039/40						
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31		
22/00675/RMM	Land Adjacent To 8 Hall Barn Road Isleham Cambridgeshire	Reserved matters for Approval of the details of the landscaping of previously approved 21/01770/VARM To vary Condition 1 (Approved plans) of previously approved 20/00260/OUN for Erection of 17 dwellings and new access	0	0	0	0	0	0	0	0	0	0	0	
21/01572/FUM	Land West Of Station Road Isleham Cambridgeshire CB7 5GG	Construction of 45 dwellings, new access, estate roads, driveways, parking areas, open space, external lighting, pumping station and associated infrastructure	0	0	0	0	0	0	0	0	0	0	0	
22/00472/RMM	Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett Suffolk	Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 324no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village	65	65	65	65	65	45	0	0	0	0	0	
21/01322/FUM	Land South West Of 14 To 20 Ely Road Little Downham Cambridgeshire	Erection of 39 affordable dwellings and associated infrastructure	0	0	38	0	0	0	0	0	0	0	0	
21/00472/RMM	Land Parcel North And West Of Millfield Primary School Grange Lane Littleport Cambridgeshire	Reserved matters of Appearance, Landscaping, Layout & Scale for 360 dwellings, along with associated internal roads, car and cycle parking, public open space, sustainable urban drainage and ancillary infrastructure for Phases 1,2 (in part) and 4 pursuant to previously approved 17/00757/ESO as varied by 17/00757/NMAA)	100	50	0	0	0	0	0	0	0	0	0	

Application Ref	Site Address	Proposal	Years 1 - 5										Years up to 2039/40										Comments									
			2025/26					2026/27					2027/28					2028/29														
			Net Supply		Past Net Completions			Phase Net Units		Phase Capacity			Appeal Date		Decision Date			2029/30														
			Full application	Full application	30	30	0	30	30	30	30	30	30/06/25	2018-06-13	2022-08-19	2023-03-23	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Comments
21/00908/FUM	Land North East Of 152 Wisbech Road Littleport Cambridgeshire	Proposed residential development of 30 dwellings including access, parking, landscaping, and associated infrastructure			30	0	0	0	0	0	0	0																	Confirmed to all complete mid Year 1			
22/00478/FUM	Phase 4C Land At Highfield Farm Ely Road Littleport Cambridgeshire	Construction of 77 residential dwellings (Replacing 77 previously approved house types)			27	50	0	0	0	0	0	0																First completions expected mid Year 1				
20/01238/FUM	Land To North Of Saxon Business Park Woodfen Road Littleport Cambridgeshire	Hybrid planning application seeking full planning permission for 180 dwellings, access, landscaping, sustainable urban drainage, public open space and associated primary infrastructure; and outline planning permission for up to 217 dwellings with all matters reserved except access			0	30	50	50	50	50	50	50						50	50	50	50	17	0	0	0	0	0	0	As of Nov 2025 - commencements begun on Phase 1 (180 dwellings). Reserved matters application received for Phase 2 (217 dwellings) which will be reflected if approved in next year's 5YHLS			
17/00893/FUM	Land South Of Blackberry Lane Soham Cambridgeshire	Hybrid Planning Application - Full Application for the erection of 149 dwellings and associated access, parking and open space; Outline Application for 8 Self-Build Dwellings.			25	0	8	0	0	0	0	0						40	0	0	0	0	0	0	0	0	0	0	0	Final developer-built plots expected to complete next year. 8 self build plots have outline permission and therefore assume will complete in year 3.		
23/00146/RMM	Broad Piece Soham Cambridgeshire	Residential development for 166 dwellings and identification of 9 self build plots, open space and associated infrastructure for previously approved 19/00717/OUM for proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece	Full application	Reserved Matters application	175	175	0	175	0	35	50	50						0	0	0	0	0	0	0	0	0	0	0	First turf cut Sept 2024 (see Persimmon press release) Construction progressing as per 2025 OS mapping			

Application Ref	Site Address	Proposal	Years 1 - 5										Years up to 2039/40						Comments
			Years 1 - 5					Years up to 2039/40											
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31	2029/30	2028/29	2027/28	2026/27	2025/26		
21/01048/HYBM	Land To Rear Of 81 - 111 Brook Street Soham Cambridgeshire	Hybrid planning application consisting of full planning permission for the demolition of 81 Brook Street and the provision of a new site and replacement bungalow along with outline planning permission (all matters reserved except for access) for the construction of up to 80 new homes (including affordable housing), public open space and associated infrastructure. (Site Allocation SOH1)	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	Allocation site in LP2015 for 400 units. Hybrid application (21/01048/HYBM) for 1 demolition/1 replacement dwelling (full), plus 80 dwellings (outline) on southern parcel only of wider SOH1 allocation. Approved October 2024. No proposals at present for remaining part of SOH1.
24/00306/RMM	Downfield Farm Fordham Road Soham Ely Cambridgeshire CB7 5AH	Reserved matters approval relating to appearance, landscaping, layout and scale for 199 dwellings, public open space, play area, sustainable urban drainage and other associated infrastructure pursuant to outline planning permission 21/00291/OUM	0	0	30	50	50	50	19	0	0	0	0	0	0	0	0	Under construction as per Dec 2025 site visit	
22/00507/RMM	Land Adjacent 43 Mepal Road Sutton Cambridgeshire	Reserved matters for layout, scale, appearance and landscaping of 164 dwellings (excludes self-build plots), internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 19/01707/OUM	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0		
22/00057/RMM	Land Rear Of Garden Close Sutton Cambridgeshire CB6 2RF	Reserved Matters for appearance, landscaping, scale and layout for the erection of 47 homes including public open space of previously approved Outline planning application 17/01445/OUM for erection of up to 53 houses to include public open space and details relating to access	0	0	24	23	0	0	0	0	0	0	0	0	0	0	0	22/00057/RMM wholly supersedes 17/01445/OUM approved on appeal on 2024-7-8. Reserved matters 23/00870/RMM also approved on this site, but assume this application will go ahead, as developer will prefer higher quantum of dwellings	
20/01156/RMM	Land South Of 6 Hinton Way Wilburton Cambridgeshire	Reserved matters for appearance, landscaping, layout and scale of previously approved 19/00910/OUM for residential development of up to 30 dwellings, including open space provision and associated works with all matters reserved except for access	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0		

Appendix A (3) Trajectory of all sites with outline planning permission

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5					Years up to 2039/40						
Application Type	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	Outline application	
Parish	Bottisham CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	Burwell CP	
23/00205/OUM	Land Rear Of 163 To 187 High Street Bottisham	Development of a retirement care village in class C2 comprising housing with care, communal health, wellbeing and leisure facilities; and C3 affordable dwellings (comprising up to 30 percent on-site provision), public open space, play provision, landscaping etc	91	0	0	0	0	0	0	0	0	0	0	Counted as contribution from C2 development using the calculation beds divided by ration of 1.87 = accommodation released (to nearest whole dwellings). 30% of plots are proposed to be affordable.
15/01175/OUM	Land At Newmarket Road Burwell	Redevelopment of land at Newmarket Road, Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure	79	0	0	0	0	0	0	0	0	0	0	Site allocated in Local Plan 2015. Phase 1 and 2a reserved matters permitted in 23-24 monitoring year. The delivery rate is informed by site promoter's Form B submission. Remaining 79 dwellings approved in May and June 2025, so delivery expected to start mid Year 3
19/01639/OUT	Land Rear Of 133B North Street Burwell Cambridge CB25 0BB	Proposed 1 1/2 storey dwelling and garage	1	0	0	0	0	0	0	0	0	0	0	
21/00050/OUT	Land To West Of 4 Newmarket Road Burwell Cambs CB25 0AE	Erection of 1no. detached dwelling	1	0	1	1	0	0	0	0	0	0	0	
20/01655/OUT	White Lodge 2C High Street Burwell Cambridge CB25 0HB	1no. detached dwelling with integral garage and parking	1	0	1	1	0	0	0	0	0	0	0	

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments					
			Years 1 - 5					Years up to 2039/40										
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31	2029/30	2028/29	2027/28	2026/27	2025/26	
11/01077/ESO	Land At High Flyer Farm North Of Kings Avenue Ely Cambridgeshire	Residential development, a local centre comprising retail foodstore (A1), uses within Use Classes A1/2/3/4/5, D1 and business units (B1), primary school, pre-school nursery, playing fields, place of worship and/or community hall, together with open space, allotments, landscaping, highways, infrastructure and associated works.	0	600	600	0	0	50	50	50	50	50	50	50	50	50	0	Site with outline planning permission for 800 homes, partly superseded by reserved matters application for first phase 17/01722/RMM which is completed 24-25. As per developer website, reserved matters for the remaining 600 dwellings expected late 2025 so expect delivery to restart in Year 3. A response to the Development Sites Survey 2022 was received which confirmed the estimated delivery rate of 50dpa.
13/00785/ESO	North Ely Urban Extension (western parcel)	Residential led development of up to 1,200 homes with associated employment and community uses (including care home or extra care home). Supporting infrastructure, and open space/landscaping on land to the west of Lynn Road in Ely	0	485	485	0	0	10	60	60	60	60	0	50	50	35	0	Site with outline planning permission partly superseded by phases 16/01794/RMM (199 homes), 20/00360/RMM (258 homes) and 21/00470/RMM (258 homes). Therefore, 485 remain of original outline permission of 1,200. An application for further phase - 300 homes - consented Sept 25 24/01257/RMM. Given signs of activity on site, it is assumed delivery will start during Year 2.
22/00112/OUT	Site South Of 38 Newmarket Road Fordham Cambridgeshire	Construction of dwelling and garage (resubmission of 19/00005/OUT)	1	0	1	1	0	1	0	0	0	1	0	0	0	0	0	
23/00471/OUT	Fordham Technology Centre 5 Station Road Fordham Cambridgeshire CB7 5LW	Residential development for 5 No. dwellings following demolition of the existing building and associated works (outline application with matters of access committed)	5	0	5	5	0	5	0	0	0	5	0	0	0	0	0	
22/00485/OUT	Land To Rear Of 37 West End Haddenham Ely Cambridgeshire CB6 3TD	Outline for 1no 3 bed dwelling for scale, access and layout	1	0	1	1	0	1	0	0	0	1	0	0	0	0	0	

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5					Years 6 - 10						
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31	2029/30	
22/00009/OUT	Land At 58 Aldreth Road Haddenham Ely Cambridgeshire CB6 3PW	Construction of one 2/3 bed detached dwelling	0	0	0	0	0	0	0	0	0	0	0	0
21/00145/OUT	De Freville Farmhouse 14 High Street Aldreth Ely Cambridgeshire CB6 3PQ	Outline planning application for access, scale and layout for residential development (one dwellinghouse) on land adjacent to De Freville Farm	0	0	0	0	0	0	0	0	0	0	0	0
23/01095/OUT	Land Adjacent To 25 Duck Lane Haddenham Ely Cambridgeshire CB6 3UE	Erection of one dwelling	0	0	0	0	0	0	0	0	0	0	0	0
20/00743/OUT	Land Adjacent Mount Pleasant Farm 66 Main Street Pymoor Cambridgeshire CB6 2DY	Outline application for 4 marketable residential properties (resubmission of 16/00133/OUT)	4	0	0	0	0	0	0	0	0	0	0	0
17/00757/ESO	Land Parcel North Of Grange Lane Littleport Cambridgeshire	Residential development of up to 680 dwellings (including retirement/sheltered dwellings) and neighbourhood centre including associated infrastructure, public open space and landscaping	320	0	0	0	0	0	0	0	0	0	0	0

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5					Years 6 - 10						
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31	2029/30	
21/00945/OUT	Land Adjacent To 19 Grange Lane Littleport Ely Cambridgeshire CB6 1HW	Outline application for 7 dwellings, including means of access	7	0	0	0	0	0	0	0	0	0	0	0
22/00192/OUT	Land North West Of 28 Camel Road Littleport Cambridgeshire	Outline planning application for two bungalows with access on New Road	2	0	0	0	0	0	0	0	0	0	0	0
22/01021/OUT	Site North Of 44 Camel Road Littleport Cambridgeshire	Construction of 2no. self-build, detached dwellings, including off-street parking and associated infrastructure	2	0	0	0	0	0	0	0	0	0	0	0
21/00861/OUT	Land South Of 7 - 11 Wisbech Road Littleport Cambridgeshire	Outline for 6 no. dwellings following demolition of 2 dwellings at front (no.s 9 and 11)	4	0	0	0	0	0	0	0	0	0	0	0
22/00168/OUT	Land At Chestnut Farm Witcham Road Mepal Ely Cambridgeshire CB6 2AF	Proposed single storey dwelling and associated parking	1	0	1	1	0	0	0	0	0	0	0	0

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5			Years up to 2039/40								
			2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31	2029/30	2028/29	2027/28	2026/27	
20/00465/OUT	The Pillars 1 The Birches Soham Ely Cambridgeshire CB7 5FH	Residential development for construction of 2no. three bedroom detached dwellings with parking, new access and associated site works												0
20/01311/OUT	Land Rear Of 7 And 7A Townsend Soham Cambridgeshire	Residential development of 4no. two storey dwellings, garaging, parking, access road & associated works												0
21/01833/OUT	36 Bancroft Lane Soham Ely Cambridgeshire CB7 5DG	Proposed demolition of existing dwelling and erection of 2No new dwellings and associated works												0
21/01635/OUT	Pemberton Fordham Road Soham Ely Cambridgeshire CB7 5AH	Residential development for the construction of up to 2 dwellings and partial demolition and reconfiguration of existing bungalow - outline application with access committed												0
22/01427/OUT	Land Adjacent To 73 Fordham Road Soham Cambridgeshire	Construction of 2No detached dwellings, new access, dropped kerb and associated works												0

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments	
			Years 1 - 5			Years up to 2039/40								
			2029/30	2028/29	2027/28	2026/27	2025/26	2033/34	2032/33	2031/32	2030/31	2036/37	2035/36	
21/00291/OUM	Downfield Farm Fordham Road Soham Ely Cambridgeshire CB7 5AH	Outline application for the demolition of existing buildings and erection of up to 210 dwellings (including self-build and affordable housing), 1 community building, and associated infrastructure. All matters reserved except access.	11	83	1	0	0	0	0	0	11	0	0	0
23/01338/OUM	Land At Cambridge Road Stretham Cambridgeshire	Outline planning application for the erection of up to 83 Affordable Homes with associated access, parking and landscaping - all matters reserved except for means of access	0	0	0	0	0	33	50	0	0	0	0	0
20/00835/OUT	The Grove Barn Bury Lane Sutton Ely Cambridgeshire CB6 2BD	Outline Planning Application (all matters reserved) for a Change of Use Application C1 (2 detached outbuildings used as BnB) to be joined with an extension and converted into a C3 dwelling house	1	0	1	1	0	0	0	0	0	0	0	0
19/01707/OUM	Land Adjacent 43 Mepal Road Sutton Cambridgeshire	Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access.	9	0	0	0	0	0	0	0	0	0	0	0
22/01044/OUT	44 The Row Sutton Ely Cambridgeshire CB6 2PD	Outline application with all matters reserved except access and scale for the erection of two dwellings	2	0	2	2	0	0	0	0	0	0	0	0

Application Ref	Site Address	Proposal	Years up to 2039/40										Comments
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31	
			Years 1 - 5										
Application Ref	Site Address	Proposal	2029/30	2028/29	2027/28	2026/27	2025/26	2029/30	2028/29	2027/28	2026/27	2025/26	Net Supply
23/00080/OUT	Land Adjacent To 152 High Street Sutton Ely Cambridgeshire CB6 2NR	Construction of a pair of semi detached dwellings and associated works	0	0	0	0	0	2	0	0	0	0	2
22/00636/OUT	Land East Of 34 Quarry Lane Swaffham Bulbeck Cambridgeshire CB25 0LU	Outline with matters of access, layout and scale committed for 2no. two-storey detached residential dwellings with detached double garage	0	0	0	0	0	2	0	0	0	0	2
21/01632/OUT	3 & 5 Kirtling Road Saxon Street Newmarket Suffolk CB8 9RR	Demolition of 3 and 5 Kirtling Road. Residential development of up to 5 dwellings, with all matters reserved except for access	0	0	0	0	0	3	0	0	0	0	3

Appendix A (4) Trajectory of sites allocated in adopted development plan

Policy Ref	Site Address	Parish	Proposal	Net Supply	Years 1 - 5					Years up to 2043/44										Comments
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
ELY1	North Ely Sustainable Urban Extension (remainder of)	Ely CP	MIXED USE ALLOCATION	1000	0	0	0	50	50	90	90	90	90	90	90	90	90	90	90	Remainder of North Ely LP15 allocation site. This part of the site does not currently have permission and is expected to be developed following delivery of other phases of North Ely Urban Extension. Delivery is expected to start within the 5 year land period, taking into account request for SEA Scoping Opinion submitted by applicant September 2025.
SOH2	Land off Station Road	Soham CP	MIXED USE ALLOCATION	90	0	0	0	0	20	35	35	0	0	0	0	0	0	0	0	The site is allocated in the Local Plan 2015. The estimated site capacity is based on the Local Plan allocation. However, an application for 99 dwellings and retail units (24/01126/OUM) was received in October 2024 - going to committee in Dec 2025. Therefore, there is confidence the site as a whole is possibly partly deliverable in the five year period.

Appendix A (5) Trajectory of sites not deliverable within five years (of any planning status)

App.Ref/ Policy Ref.	Site Address	Proposal	Years 1 - 5										Years up to 2043/44										Comments		
			2025/26					2026/27					2027/28					2028/29							
			2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40	2039/40			
Net Supply	Phase Net Units	Phase Capacity	Superseded	Site Capacity	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CHV1	Land to rear of Star and Garter Lane	HOUSING ALLOCATION			2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site allocated in Local Plan 2015. Whilst unconstrained, no recent evidence of the site likely coming forward, therefore placed outside of 5yr period.	
ELY2	The Grange, Nutholt Lane	MIXED USE ALLOCATION			50	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No present evidence of deliverability in near future
ELY3	Paradise Area	MIXED USE ALLOCATION			64	13	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13 dwellings completed on former site of swimming pool by 31 March 2025 (20/00730/FUM). No present evidence deliverability of remainder of the site.
ELY4	Waitrose Area	MIXED USE ALLOCATION			20	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No present evidence of deliverability in near future
ELY5	Land north of Nutholt Lane	MIXED USE ALLOCATION			30	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No present evidence of deliverability in near future.

App.Ref/ Policy Ref.	Site Address	Proposal	Years 1 - 5					Years up to 2043/44					Comments					
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31						
ELY7	Station Gateway	MIXED USE ALLOCATION	400	322	322	0	0	0	0	50	50	50	50	50	22	0	0	78 dwellings superseded to 21/00535/FUM. No present evidence of deliverability in near future on rest of site
FH1	Land south of Mildenhall Road, East of Collin's Hill	Fordham Neighbourhood Plan allocation	20	0	20	20	0	0	0	20	0	0	0	0	0	0	0	Site allocated by Fordham Neighbourhood Plan. Outline application (ref: 20/01332/OUM) for 12 dwellings approved 12 May 2023. No Reserved matters application received as of Nov 2025, so considered lapsed
FH4	Land off Steward's Field	Fordham Neighbourhood Plan allocation	12	0	12	12	0	0	0	0	12	0	0	0	0	0	0	Site allocated by Fordham Neighbourhood Plan. No clear evidence site is about to be delivered, despite site having no constraints.
18/00752/ESO	Land Southwest Of 98 To 138 Station Road Kennett Suffolk	Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.	500	339	161	161	161	0	0	0	25	50	50	36	0	0	0	RM application for 339 dwellings 22/00472/RMM - approved March 2023 - see separate entry. The remaining 161 units unlikely to deliver as part of 5 year period.
PYM1	North east of 9 Straight Furlong	HOUSING ALLOCATION	10	0	10	10	10	0	0	0	10	0	0	0	0	0	0	No present evidence of deliverability in near future

App.Ref/ Policy Ref.	Site Address	Proposal	Years 1 - 5										Years up to 2043/44										Comments										
			Years 1 - 5					Years up to 2043/44					2039/40		2038/39		2037/38		2036/37		2035/36		2034/35		2033/34		2032/33		2031/32		2030/31		
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54	2054/55	2055/56
SOH8	Land Parcel East Of 2 The Shade (SOH8)	HOUSING ALLOCATION	45	45	0	0	0	0	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site benefitted from Full PP but lapsed. Site remains allocated in LP. Reasonable prospect of delivery in 5 yr period, but no clear evidence it will do so, hence listed in yr 6 onwards
SOH1	Land off Brook Street	HOUSING ALLOCATION	400	80	320	320	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	20	0	0	0	0	0	0	0	0	0	Allocation site in LP2015 for 400 units. Hybrid application (21/01048/HYBM) for 1 demolition/1 replacement dwelling (full), plus 80 dwellings (outline) on southern parcel only of wider SOH1 allocation. Approved October 2024. No proposals at present for remaining part of SOH1.	
SOH13	Church Hall area	HOUSING ALLOCATION	10	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No present evidence of deliverability in near future	
SOH14	Co-op area	HOUSING ALLOCATION	10	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No present evidence of deliverability in near future.		
SOH3	Eastern Gateway area	MIXED USE ALLOCATION	600	0	600	600	600	0	0	0	0	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	Strategic site allocated by Local Plan 2015. Outline application (19/01600/ESO) received November 2019. Committee decision to approve in Aug 2024, still waiting for S106 agreement as of Nov 2025			
SOH6	Land north of Blackberry Lane	HOUSING ALLOCATION	100	0	100	100	100	0	0	0	0	30	30	30	30	30	30	30	30	30	30	10	0	0	0	0	0	0	0	0	Allocated Site. Adjacent allocated site to south under construction and units being completed. Potential for this site to complete some units in five year period, but no clear evidence it will do so, hence assume from yr6.		

App.Ref/ Policy Ref.	Site Address	Proposal	Years 1 - 5					Years up to 2043/44					Comments	
			2039/40	2038/39	2037/38	2036/37	2035/36	2034/35	2033/34	2032/33	2031/32	2030/31		
SWB 8	The Cemetery/Pony field site	Swaffham Bulbeck Neighbourhood Plan allocation	45	45	0	0	0	0	15	30	0	0	0	Site allocated in Swaffham Bulbeck Neighbourhood plan. Application for the site received in 2019 disposed of

Appendix B – Windfall Justification

The housing supply can also include an assumption for future windfall development. Paragraph 75 of the NPPF states that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”

The definition of windfalls in the glossary to the NPPF states they are sites which have not been specifically identified in the development plan. Therefore, a windfall is any site that produces dwellings but has not been identified in the development plan process.

The adopted Local Plan 2015 (as amended 2023) typically allocates sites with capacity for 10 dwellings or more⁵. The Local Plan contains policies which enable small scale residential developments to take place over the plan period. Therefore, there is justification for including a windfall allowance for small sites of fewer than 10 dwellings.

Local Plan policies for small-scale development

The Local Plan 2015 (as amended 2023) applies ‘development envelopes’ around the built areas of existing settlements. In principle, development is generally acceptable within the development envelope (see policy GROWTH 2 ‘Locational Strategy’). Over the plan period there are likely to be numerous opportunities for windfall development within development envelopes.

In addition, the adopted Local Plan 2015 enables certain forms of development to take place in the countryside (i.e. outside of development envelopes), for example affordable housing exception sites; dwellings for rural workers; the replacement of existing dwellings in the countryside; and the re-use and conversion of non-residential buildings for residential use.

Generally speaking, where neighbourhood plans have been made in the district, they follow the same principles as above.

Historic windfall delivery

Developments of fewer than 10 units almost without exception occur on sites not allocated in the adopted Local Plan. As such small sites can generally be considered to be “windfall development”. To provide an estimate of the level of windfall development which might reasonably be expected to be delivered in the future, this section analyses historic housing completions by size of site.

Cambridgeshire County Council supplied housing completions data for East Cambridgeshire district prior to 31 March 2017, with housing completions data from 01 April 2017 onward provided by East Cambridgeshire District Council.

This data has been analysed to calculate annual historic windfall delivery spanning 22 reporting years and includes 9,781 net housing completions in total. Each site is assigned to one of the following development classes:

- **Estate 9+ Dwellings** – Any development site providing 9 or more residential units.
- **Group 3-8 Dwellings** – Small-scale residential development providing 3 to 8 residential units.
- **Infill 1-2 Dwellings** - Scale residential development providing 1 to 2 residential units.

⁵ The Local Plan 2015 includes a small number of site allocations with a capacity of less than 10 dwellings, but the total capacity of such sites is negligible relative to the overall dwelling supply.

- **Residential Change of Use** – Change of use of a non-residential building to one or more dwellings. Generally small-scale, however one site providing 16 dwellings (and therefore large scale) was completed in the 2014/15 reporting year and for the purposes of this note has been reassigned to the Estate 9+ Dwellings class.
- **Replacement Building** – Replacement of existing dwelling(s) or ancillary building with one or more dwellings. All records in sample are small-scale.
- **Residential Conversion** – Conversion of dwelling(s) (and in some instances non-residential buildings) to create one or more new dwellings. All records in the sample are small scale.
- **Demolition of Dwelling** – Developments involving the demolition of one or more dwellings. Generally, demolitions of dwellings occur on small-scale dwellings, for example through the development of replacement dwellings, or to open up existing garden land for development. Whilst there likely have been exceptions, for the purposes of this assessment it has been assumed that all demolitions/losses occur on small sites.

Using these Development Class categories, it is possible to estimate total housing completions for 'large-scale' and 'small-scale' development sites.

The "Estate 9+ dwellings" Development Class can generally be considered a proxy for 'large-scale development'. Therefore, all housing completions on such sites are considered as large scale development and are not considered "windfall development". It should be noted that the Local Plan 2015 considers sites of 10 or more units to be large-scale development, however data is not available at that threshold.

All other records within the development classes: "Group 3-8 Dwellings"; "Infill 1-2 Dwellings"; "Residential Change of Use"; "Replacement Building"; and, "Residential Conversion"; are considered to be small-scale and therefore windfall development.

Table 4 calculates the number of housing completions by reporting year and by site capacity - either large scale or small scale. Losses through demolition are included for the purposes of calculating net total housing completions.

Table 4 indicates that since 2002, on average 121 dwellings were completed on small-scale development sites each year.

Since adoption of the Local Plan in 2015, windfall development has also averaged 120 gross dwellings per annum.

Reporting year	Large scale development (9+ units)	Small scale development i.e. "windfall" (fewer than 9 units)	Demolition/loss of dwelling	Total net completions (excluding C2)
2024/25	546	89	-11	624
2023/24	497	124	-5	616
2022/23	673	123	-11	785
2021/22	532	94	-7	619
2020/21	280	135	-10	405
2019/20	233	183	-21	395
2018/19	253	128	-8	373
2017/18	223	77	-11	289
2016/17	99	135	0	234
2015/16	73	110	-2	181
2014/15	101	61	0	162
2013/14	112	79	0	191
2012/13	195	92	0	287
2011/12	299	70	0	369
2010/11	259	109	0	368
2009/10	117	88	-1	204
2008/09	356	112	-1	467
2007/08	618	158	-21	755
2006/07	534	155	-2	687
2005/06	639	159	-2	796
2004/05	240	164	-3	401
2003/04	445	164	-2	607
2002/03	405	185	0	590
Total	7,729	2,794	-118	10,405
Average (rounded)	336	121	-5	452

Table 4: Annual housing completions by site capacity

*Dwellings only. Figures do not include equivalent dwelling supply from 'C2 older people's accommodation'

Analysis and conclusions

The historic data illustrates that in each year, a significant portion of total new homes built are constructed on small-scale windfall sites. On average 121 new dwellings are completed each year on small-scale windfall sites. That 20+ year trend has been replicated in the shorter-term trend since adoption of the original Local Plan in 2015.

The Local Plan includes a number of policies which enable small-scale windfall developments, both within development envelopes and in certain circumstances, in the countryside. It is therefore likely that small-scale windfall development will continue to generate a substantial number of new dwellings over the plan period.

Due to the flexibility offered by such policies, it is possible that the number of small-scale windfall developments could increase. However, land is inevitably finite – as more sites are developed, fewer remain available for development.

It is assumed that most windfall development that will be completed in the next two years would already have planning permission and would likely be broadly accounted for in the commitment data shown elsewhere in this five-year housing land supply report. Therefore, for the purposes of the housing trajectory and five-year land supply calculation, **it is assumed that 'new' small-scale windfall development will occur from 2027/28 (yr 3) at a rate of 50 units per annum.**

As illustrated by past trends, this windfall allowance is highly likely to be exceeded and is considered to be a conservative estimate (50 dwellings equate to just 41% of gross average small-scale windfall completions). It is therefore justified to allow for this amount in the plan period and for feeding into calculations of the five-year land supply.

Community Land Trust developments

East Cambridgeshire District Council is highly supportive of community-led development, which is delivered primarily through a Community Land Trust (CLT) model. The council takes a proactive role, offering a programme of support to CLTs, and as such expects a substantial proportion of new development to be delivered via CLTs.

Reflecting this important local priority, the adopted Local Plan 2015 supports community-led development through Policy GROWTH 6. The Local Plan's locational strategy, as set out in policy GROWTH 2, enables community-led development schemes to be developed in locations which would otherwise not be acceptable for the development of market housing schemes (such as locations outside of development envelopes), thereby increasing the supply of land available for community-led development. Due to the level of support offered by the Local Plan it is believed that further windfall sites will be delivered in the form of community-led development, and the CLT model of delivery will gain impetus over the plan period.

Inspector appeal decisions

Despite challenges from (appeal) applicants, recent Inspectors and their appeal decisions (past 4 years or so, including inquiry-based appeals) have consistently endorsed the approach and calculations in this appendix, and have considered the evidence to be 'robust' and consistent with national policy.

Appendix C – Dwelling Supply Older People’s Accommodation

National Planning Practice Guidance (NPPG) sets out the method for counting residential institutions which provide accommodation for older people, against the housing requirement⁶.

To establish the amount of accommodation released in the housing market, the NPPG states that calculations should be based on the average number of adults living in households, using the published census data.

At the time of the census 2021, there were 69,500 adults in 37,200 households within East Cambridgeshire. This provides a ratio of 1.87 (rounded to 2dp).

Using the published census data for East Cambridgeshire, the following table provides a worked example to show the amount of accommodation released, expressed as number of dwellings, by a hypothetical 50-bed care home.

Beds	50
Ratio	1.87
Accommodation released (to nearest whole dwellings)	27

Table 5: Example of 50-bed care scheme and C3 accommodation released

Dwelling supply

Table 6 provides details of sites where the council expects to deliver older people’s accommodation in use class C2 (e.g. care home, nursing home, etc.), within the five-year period.

Conclusions

The supply from dwellings within the five-year period from C2 units is expected to be **91 dwellings** to reflect provision of older people’s accommodation (in C2 use class). This figure has been included for the sake of calculations as part of Appendix A (3).

⁶ Paragraph: 041 Reference ID: 68-041-20190722 Revision date: 22 July 2019

Ref	Date permission	Site address	Proposal	Application type	Supply: beds	Supply: as dwellings	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Justification
18/00752/ESO	15/04/2020	Land Southwest Of 98 To 138 Station Road Kennett Suffolk	Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.	Outline application	TBC	TBC	0	0	0	0	0	0	Site includes development of a care home. Capacity of the care home remains to be confirmed through the planning process. The phasing plan indicates that development of the care home would not form a part of the first phase of development and therefore is not expected to be delivered within the five-year period.
23/00205/OUM	13/02/2024	Land to the rear of 163 to 187 High Street and east of Rowan Close, Bottisham	Development of a retirement care village in class C2 comprising housing with care, communal health, wellbeing and leisure facilities; and C3 affordable dwellings (comprising up to 30 percent on-site provision), public open space, play provision, landscaping, car parking, access and associated development	Outline application	170	91	0	0	0	91	0	91	Permission granted on appeal. However details awaited, so no C2 supply assumed in early part of five-year period but should be deliverable within the five year period. The full 91 units are assumed to be delivered in a single year, as it is unlikely a C2 type development will be 'half opened' with half the bedrooms available.
				Total supply	170	91	0	0	0	91	0	91	

Table 6: Projected delivery of older people's accommodation (C2) in five-year period