

East Cambridgeshire  
District Council

# East Cambridgeshire Authority's Monitoring Report (AMR) 2024-2025

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**December 2025**

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## 1.0 Introduction

- 1.1 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to produce an Authority's Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 The main planning policy document for East Cambridgeshire is the Local Plan 2015 (as amended 2023). This includes a vision for growth, strategic policies, identifies sites for development and the delivery of infrastructure. The Local Plan was adopted by the Council on 21 April 2015, with some small changes to it adopted by the Council on 19 October 2023. It is therefore referred to as the East Cambridgeshire Local Plan 2015 (as amended 2023). The Local Plan covers the period 2011 to 2031, although as far as housing delivery is concerned (as expressed in GROWTH 1) the plan period is 2022 to 2031.
- 1.3 The AMR provides information on a range of development related statistical matters, progress on the implementation of planning policy documents and monitoring of the implementation of planning policy. This AMR covers the reporting year from 1 April 2024 – 31 March 2025. It has been prepared in accordance with the requirements set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Localism Act (2011) removed the requirement for councils to produce an annual monitoring report for government, whilst retaining the overall duty to monitor. Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities have considerable freedom to choose which targets and indicators to monitor, albeit the regulations require a minimum set of issues upon which to report matters.
- 1.5 The source of the information used in this report is from East Cambridgeshire District Council and Cambridgeshire and Peterborough Insight, unless otherwise stated.

### Period covered

- 1.6 This AMR covers the period **1 April 2024 to 31 March 2025**.

### Key findings of the 2024-25 Monitoring Report

- 1.7 The following summarises the key findings of this AMR:

- The main planning policy document for East Cambridgeshire is the Local Plan 2015 (as amended 2023) and CIL continues to be operated.
- The Local Plan covers the period 2011 to 2031, although as far as housing delivery is concerned (as expressed in GROWTH 1) the plan period is 2022 to 2031.
- 624 dwellings (net) were completed in 2024/25<sup>1</sup> in East Cambridgeshire and this was the third highest completions in the period since 2011. The last six years has seen consistently and considerably higher amounts of completions than was the case throughout the period 2011-2018.
- 205 affordable dwellings were completed in this monitoring year. This is the highest number of affordable housing completions since 2011. This follows 3 years where the delivery of affordable housing has also been above the median seen since 2011.

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<sup>1</sup> Excluding any C3 equivalents from C2 completions

## Location

- 1.8 East Cambridgeshire is a predominantly rural district located to the north-east of Cambridge. The district covers an area of 65,172ha and has a population of 87,700<sup>2</sup>. The district contains the city of Ely, two market towns, and approximately 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.

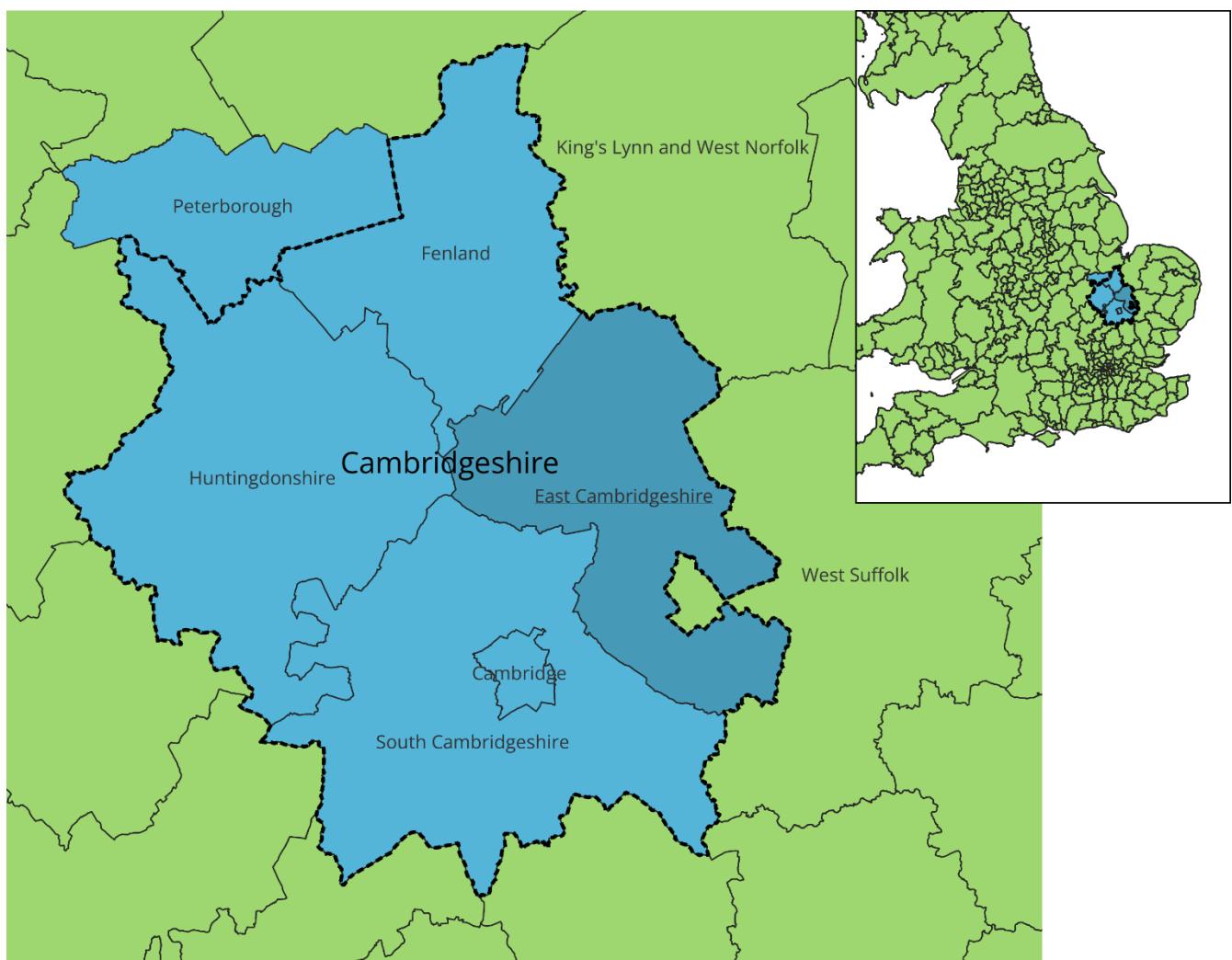


Figure 1: East Cambridgeshire District in context

## Detailed spatial portrait of East Cambridgeshire

- 1.9 The northern part of the district is characterised by low-lying intensively farmed fenland – with many settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, with much of the land at or below sea-level. The area contains the cathedral city of Ely, the market town of Soham and Littleport town. It also contains a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower and deprivation is more marked. Although the northern part is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing. The towns have also been a focus for most of the housing growth in the district over the last 20 years, with large new estates built in the market towns. Table 1 below shows that the population of East Cambridgeshire has increased by 4.7% between the 2011 Census and the 2021 Census. The main service and commercial centre is Ely (population 20,573), whilst Soham (population 13,242) and Littleport

<sup>2</sup> 2021 Census

(population 9,910) both serve more local catchments and have lower scales of commercial and retail provision<sup>3</sup>.

- 1.10 The nearby city of Cambridge (population 145,700<sup>4</sup>) exerts a significant influence over the whole district as a major economic, social and cultural centre. The success of the Cambridge economy has caused the district to experience considerable pressure for housing growth. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 1.11 Unemployment in the district remains low by regional and national standards<sup>5</sup>. Figure 2 shows important sectors, including public admin, education and health; business services; manufacturing; wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport and close to the A14 at Snailwell.

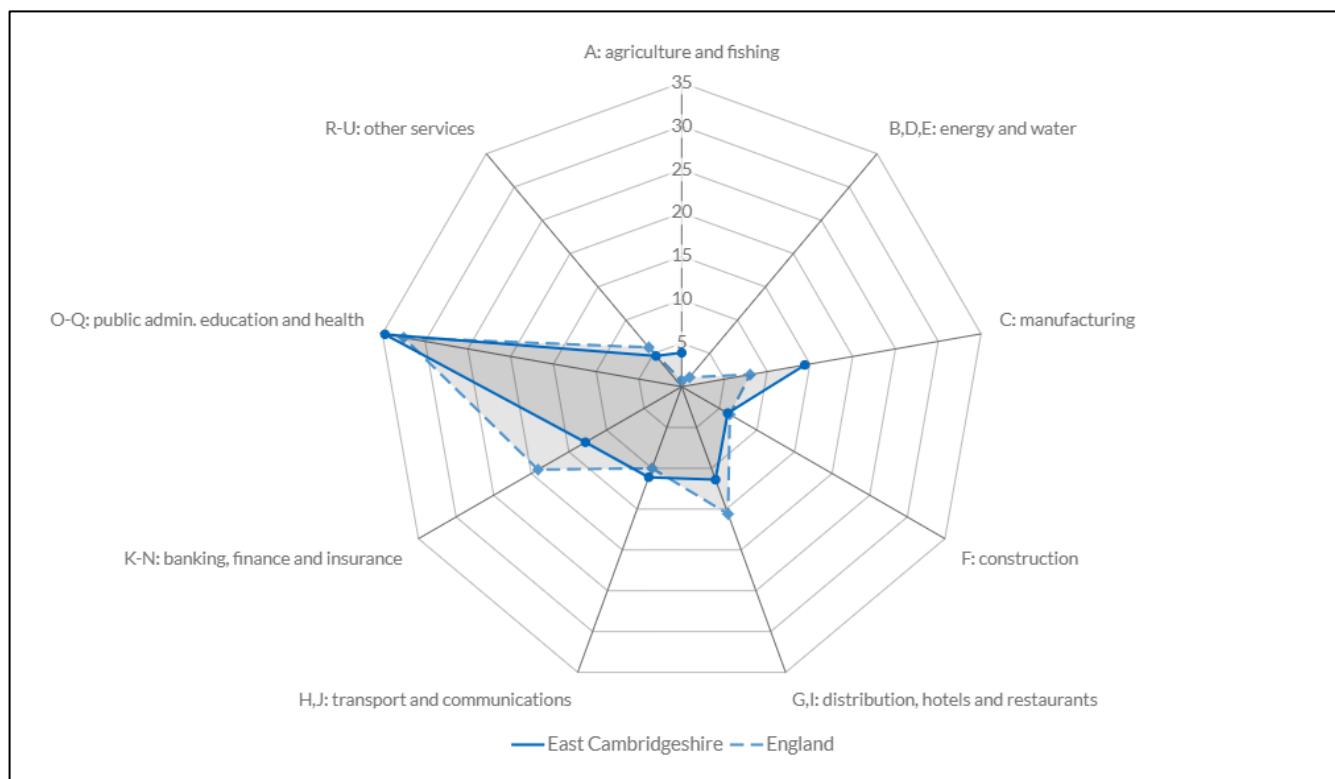


Figure 2: Percentage of employed by industry in East Cambridgeshire 2025 (source: [www.cambridgeshireinsight.org.uk](http://www.cambridgeshireinsight.org.uk))

- 1.12 The district contains a number of sites of particular importance for biodiversity, including five internationally important wildlife sites at the Ouse Washes, Wicken Fen, Devil's Dyke, Chippenham Fen and Breckland SAC/SPA (not physically located within East Cambridgeshire, but part of the buffer zones around it are). There are also 20 Sites of Special Scientific Interest and 81 County Wildlife Sites. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the Fenland Rivers and waterways.

<sup>3</sup> Population figures from Census 2021

<sup>4</sup> Census 2021

<sup>5</sup><https://cambridgeshireinsight.org.uk/economy/reports/#/viewreport/215592c79f7843158bc3c89615cf60c4/E0700009/G2>

## Population

1.13 The table below sets out district and county-wide information on population. Cambridgeshire County is made up of the 5 district councils of Cambridge, East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire. The combined authority is made up of those 5 councils, together with Peterborough.

Local Authority Area	Census 2011	Census 2021	Percentage increase
<b>Cambridge</b>	123,900	145,700	17.6%
<b>East Cambridgeshire</b>	83,800	87,700	4.7%
<b>Fenland</b>	95,300	102,500	7.6%
<b>Huntingdonshire</b>	169,500	180,800	6.7%
<b>South Cambridgeshire</b>	148,800	162,000	8.9%
<b>Cambridgeshire sub-total:</b>	621,300	678,700	9.2%
<b>Peterborough</b>	183,631	215,670	17.4%
<b>Cambridgeshire and Peterborough Combined Authority area total:</b>	804,931	894,370	11.1%

Table 1: Usual resident population in Cambridgeshire districts, Peterborough and county 2011 to 2021  
(source: Census 2011, 2021)

## 2.0 Authority's Monitoring Report and the Local Planning Regulations 2012

### Local Plans and Supplementary Planning Documents (SPD)

#### Regulation 34(1)

34. (1) A local planning authority's monitoring report must contain the following information—
- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
  - (b) in relation to each of those documents—
    - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
    - (ii) the stage the document has reached in its preparation; and
    - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i), the reasons for this; and
  - (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

#### LDS April 2022

- 2.1 A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. During the reporting period of this AMR, the LDS adopted in April 2022 was in place. The LDS (2022) included the following timetable for a partial update of the 2015 Local Plan:

No.	Stage	Dates each stage is proposed to take place
1	Consult on a sustainability appraisal (SA) scoping report	Dec 2020 (COMPLETED)
2	Public participation (Regulation 18)	March-April 2021 (COMPLETED)
		January-February 2022 (COMPLETED)
3	Proposed-Submission Publication (Regulation 19)	May – July 2022
4	Submission (Regulation 22)	July 2022
5	Independent Examination (including likely Hearing sessions) and Inspector's Report	From date of Submission to December 2022 (*estimate: dates set by Inspector)
6	Adoption of DPD (Local Plan)	January or February 2023 (*estimate: date depends on completion of stage 5 – it could be slightly earlier or later than Jan-Feb 2023)

- 2.2 Please note that a new LDS was adopted in October 2024, however this does not apply, as on 25 February 2025 at a meeting of its Full Council, the district decided to put plans to prepare a new local plan on hold.

## Single Issue Local Plan Review

- 2.3 To be effective, plans need to be kept up to date. The National Planning Policy Framework states policies in local plans should be reviewed to assess whether they need updating at least once every 5 years. In April 2020 the council determined that its Local Plan 2015 required revision, but only partially and only in respect of its strategic housing policy, GROWTH 1, and some of its supporting text. The rest of the Local Plan was considered to not, at that time, need updating.
- 2.4 Over the period 2020 to 2023, a process of updating the Local Plan therefore took place, focussed on the issue of updating policy GROWTH 1. Consultation on the Proposed Submission version of the Single-Issue Review of the Local Plan was carried out between 3 May and 13 June 2022. Two earlier consultations also took place on a draft document, during 2021. On 19 July 2022, the Council submitted its proposed Single-Issue Review Local Plan to the Planning Inspectorate, so that an independent examination of the proposal could take place. In October 2023, the Council received an Inspector's Report, and the Local Plan was adopted on 19 October 2023. For more information on this process, please see our webpage at <https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/adopted-local-plan/local-plan>
- 2.5 To meet regulation 34(1)(b)(iii), it is confirmed that the single document referred to in the LDS was behind the timetable in the LDS. This is entirely down to the fact that the examination period took substantially longer than was forecast in the LDS. To meet regulation 34(1)(c), the document specified in the 2022 LDS was adopted in the period April 2023 and March 2024. The Local Plan 2015 (as amended 2023) is therefore now used in the planning decision making process, as at the end of the monitoring period of 31 March 2025.

## Supplementary Planning Documents

- 2.7 Listed below are the extant SPDs, as at the end of the monitoring period (31 March 2025).

- Cambridgeshire Flood and Water SPD
- Climate Change SPD
- Community-Led Development SPD
- Contaminated Land SPD
- County Wildlife Sites SPD
- Custom and Self- Build Housing SPD
- Design Guide SPD
- Developer Contributions SPD
- Hedgehog Recovery Design Guidance SPD
- Natural Environment SPD
- North Ely SPD
- Renewable Energy (Commercial Scale) SPD
- Shop Fronts Design Guide SPD

And 12 Conservation Area Appraisal SPDs

- 2.8 An up to date status of SPDs can be found on our website at:

<https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/supplementary-planning-documents>

## Non-implementation of a policy

### Regulation 34(2)

34. (2) Where a local planning authority is/are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

- (a) identify that policy; and
- (b) include a statement of—
  - (i) the reasons why the local planning authority is not implementing the policy; and
  - (ii) the steps (if any) that the local planning authority intends to take to secure that the policy is implemented.

2.9 To meet Regulation 34(2), it is confirmed that all policies of the adopted East Cambridgeshire Local Plan (2015) are/will be implemented.

## Dwelling completions in East Cambridgeshire

### Regulation 34(3)

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

- (a) in the period in respect of which the report is made, and
- (b) since the policy was first published, adopted or approved.

2.10 The delivery of new dwellings is a key focus for the council. For the reporting period April 2024-March 2025, the adopted Local Plan 2015 (as amended 2023) is the most recent plan which specifies housing requirements. The Local Plan sets a target for 5,400 dwellings to be delivered within East Cambridgeshire between 2022 and 2031 (or 600 dwellings per annum).

2.11 Table 3 shows completions during the monitoring year ending 31 March 2025, compared to previous years back to 2011, with progress from 2022 onwards highlighted (the relevant plan period as far as housing supply is concerned and as expressed in Policy GROWTH 1). There were 635 gross housing completions, but also there were 11 losses (primarily via demolition) in 2024/25, and these have been deducted leaving net housing completions at 624.

2.12 In line with government guidance, an allowance for older people's accommodation is now included in the housing completion figure from 2018/19 onwards.

2.13 There was one C2 accommodation completion in the 24/25 reporting year – a 66-bed residential care home in Fordham. This can be considered to contribute 35 C3 equivalent units to the supply per government guidelines – see Appendix A.

Year	2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
Completions (net)	369	287	191	162	181	234	289	386	514	405	619	820*	616	659**
Cumulative	369	656	847	1009	1190	1424	1713	2099	2613	3018	3637	4457	5073	5732
<b>Average delivery 2022 onwards</b>	<b>698</b>													
Average since 2011	409													
Notes	*includes 35 units arising from a C2 completion <sup>6</sup> ** includes 35 units arising from a C2 completion of 66-bed care home <sup>7</sup>													

Table 2: East Cambridgeshire net housing completions

<sup>6</sup> As per 2022-2023 AMR

<sup>7</sup> See appendix A for calculation

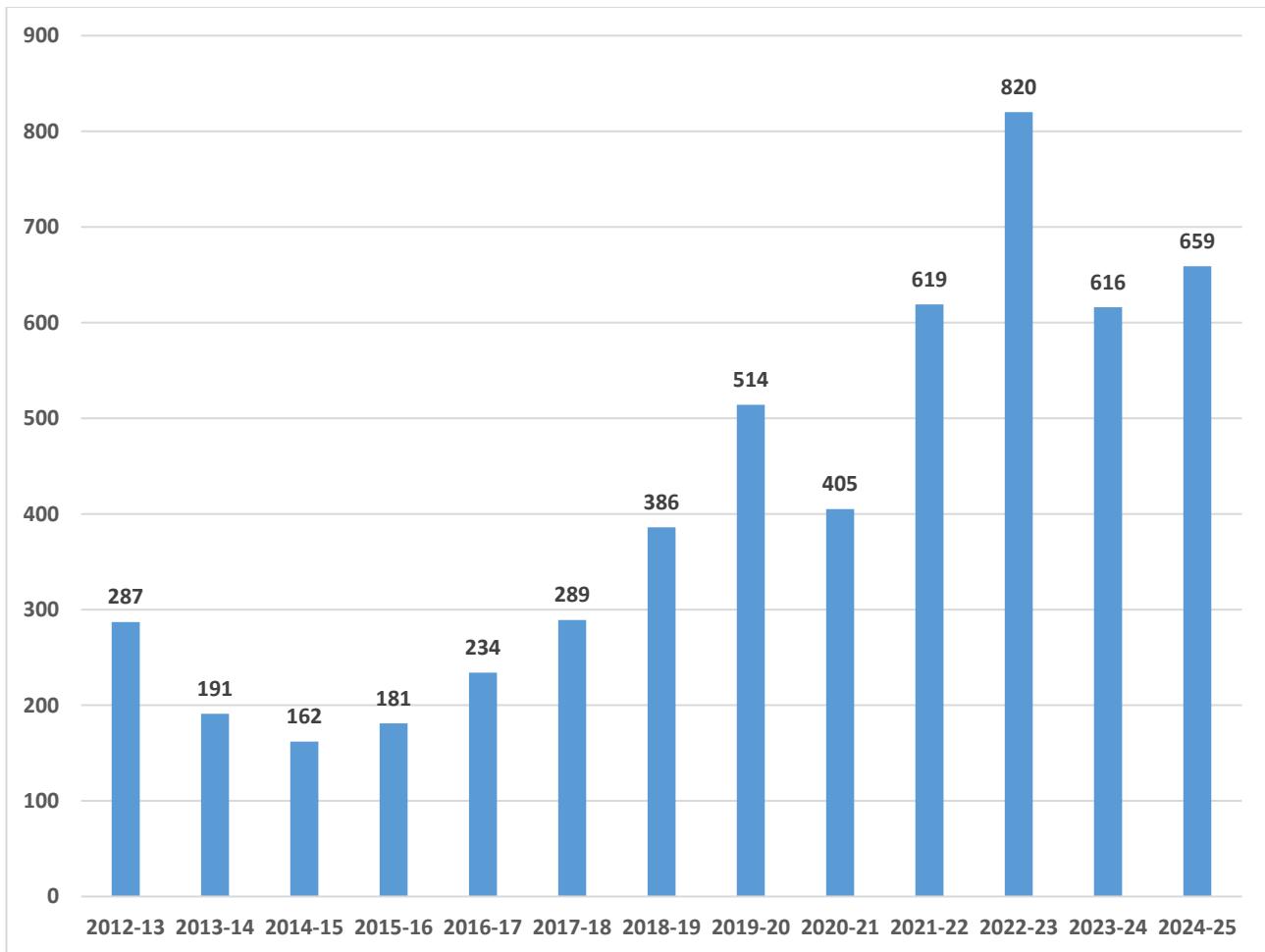


Figure 3: Net completions in East Cambridgeshire 2011-25

2.14 For information purposes, the total **gross** completions (e.g. it makes no allowance for demolitions or replacement dwellings, plus excludes C2 equivalent) were as follows:

Year	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
Completions	394	307	208	181	203	246	300	381	491	415	626	796	621	635
Cumulative	394	701	909	1090	1293	1539	1839	2220	2711	3126	3752	4548	5169	5804

Table 3: East Cambridgeshire gross housing completions (excluding C2 equivalent)

2.15 Table 4 below demonstrates that 392 net dwellings, or around 63% of total net completions in 24/25, have come forward in the three primary settlements in the district (Ely, Soham and Littleport). This is in line with the Local Plan policies which direct growth to these towns. However, several of the larger villages, in particular Bottisham and Witchford, also made significant contributions in the monitoring year.

Parish	Dwellings		
	Gains	Losses	Net Total
Ashley CP	0	0	0
Bottisham CP	50	0	50
Brinkley CP	1	1	0
Burrough Green CP	0	0	0
Burwell CP	3	1	2
Cheveley CP	5	6	-1
Chippenham CP	0	0	0
Coveney CP	2	0	2
Downham CP	5	0	5
Dullingham CP	7	1	6
<b>Ely CP</b>	<b>120</b>	<b>1</b>	<b>119</b>
Fordham CP	7	0	7
Haddenham CP	6	0	6
Isleham CP	6	0	6
Kennett CP	37	0	37
Kirtling CP	1	0	1
<b>Littleport CP</b>	<b>201</b>	<b>0</b>	<b>201</b>
Lode CP	5	0	5
Mepal CP	2	0	2
Reach CP	1	1	0
Snailwell CP	0	0	0
<b>Soham CP</b>	<b>72</b>	<b>0</b>	<b>72</b>
Stetchworth CP	0	0	0
Stretham CP	11	0	11
Sutton CP	2	0	2
Swaffham Bulbeck CP	1	0	1
Swaffham Prior CP	0	0	0
Thetford CP	2	0	2
Wentworth CP	0	0	0
Westley Waterless CP	1	0	1
Wicken CP	9	0	9
Wilburton CP	28	0	28
Witcham CP	2	0	2
Witchford CP	46	0	46
Woodditton CP	2	0	2
<b>Total</b>	<b>635</b>	<b>11</b>	<b>624</b>

Table 4: Net dwellings completions by parish (including C2 equivalent)

## Gypsy and traveller pitches

- 2.16 This monitoring information relates to the delivery of pitches for gypsy and traveller families. For the purposes of monitoring, a pitch is defined as an “*area of land earmarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.*” (Core Output Indicators - Update 2/2008).
- 2.17 Table 5 details the net total number of pitches that have been completed in each monitoring period since 2011. For a pitch to be considered completed it must be available for use. For the 2024/25 monitoring period there were no known additional pitches completed in East Cambridgeshire district.

11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Total
0	9	0	12	6	1	8	0	0	6	3	0	0	0	45

Table 5: Additional pitches: gypsies, travellers and travelling showpeople (NET)

## Affordable housing completions (gross)

2.18 Table 6 sets out affordable housing completions over the past 14 years.

2.19 Affordable housing is monitored as gross completions. Between 1 April 2024 and 31 March 2025, there were 205 affordable dwelling completions which represent approximately 32% of gross dwelling completions in that year. This is the highest gross number of affordable housing completed in the district in the plan period.

Year	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22 - 23	23-24	24-25
Gross completions	394	307	208	181	203	246	300	381	491	415	626	796	621	635
Affordable (Gross)	82	14	24	19	54	11	88	63	67	57	154	181	154	205
Percentage Affordable	<b>21%</b>	<b>5%</b>	<b>12%</b>	<b>10%</b>	<b>27%</b>	<b>4%</b>	<b>29%</b>	<b>17%</b>	<b>14%</b>	<b>14%</b>	<b>25%</b>	<b>23%</b>	<b>25%</b>	<b>32%</b>

Table 6: Affordable housing completions (gross) 2011 to 2024/25

Parish	Affordable housing completions in 2024/25 reporting period
Littleport CP	62
Bottisham CP	50
Witchford CP	32
Soham CP	30
Kennett CP	8
Wilburton CP	8
Cheveley CP	4
Ely CP	4
Fordham CP	4
Stretham CP	3

Table 7: Affordable housing completions by parish in 2024/25

## Dwelling size

2.20 The table below illustrates the breakdown of bedroom sizes of completed homes since 2011.

	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Total	% Total
<b>1 Bed</b>	35	14	10	32	22	12	17	68	32	31	23	48	35	30	409	7%
<b>2 Beds</b>	131	98	42	36	68	51	99	111	97	72	155	196	141	150	1447	25%
<b>3 Beds</b>	123	105	86	48	43	81	98	120	170	130	243	293	243	262	2045	35%
<b>4+ Beds</b>	101	82	70	56	63	101	86	82	182	182	203	248	197	193	1846	32%
<b>No record</b>	4	8	0	9	7	1	0	0	10	0	2	0	0	0	41	1%
<b>Total</b>	<b>394</b>	<b>307</b>	<b>208</b>	<b>181</b>	<b>203</b>	<b>246</b>	<b>300</b>	<b>381</b>	<b>491</b>	<b>415</b>	<b>626</b>	<b>785</b>	<b>616</b>	<b>635</b>	<b>5788</b>	

\*excludes C2 dwelling equivalents

Table 8: Dwelling sizes (based on gross completions)

## Housing land supply in East Cambridgeshire

- 2.21 The council publishes a separate report entitled East Cambridgeshire's Five-year housing land supply report showing how East Cambridgeshire is able or not able to meet its five-year land supply requirements. The latest report is made available on our website, and shows the authority's current position regarding the five-year land supply as at 1 April 2025.

## Self-build housing in East Cambridgeshire

- 2.22 Whilst Self Build Housing is not strictly required to be reported on in the AMR, it is considered helpful to do so. The Self-build and Custom Housebuilding (S&CH) Act 2015 (as amended) obliges a local authority to maintain a list of people and groups interested in building their own homes, on a 'register'. The Government has issued Regulations to assist in implementing the Act.
- 2.23 As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all of the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to '*give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area*'<sup>8</sup> (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3-year period, post the end of the base period. If the register is not split into a Part 1 and Part 2 by a local authority, then all on the register are assumed to be qualifying as if within a Part 1.

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<sup>8</sup> see the S&CH Act, as amended by the Housing and Planning Act, section 2(A)(2)

- 2.24 There is a different time frame for monitoring self-build data compared with most other data recorded in this AMR. A 'self-build monitoring year' ends on 30 October each year, and the new year commences on 31 October (these dates being prescribed in legislation). On 31<sup>st</sup> October 2017, Councils were allowed to charge a fee for entering names on to the 'register' and this has likely been the cause of a reduced number on the register, possibly because people will no longer put their name on several registers (i.e. several local authorities) and pay a fee each time. The data collected that corresponds to this AMR period (1 April 2024 to 31 March 2025) includes the self-build monitoring year 31 October 2023 to 30 October 2024. At the end of that monitoring period, the following statistics applied:

<b>Base Period</b>	<b>Number on Part 1 at end of base period</b>	<b>Number on Part 2 at end of base period</b>
31 October 2015 – 30 October 2016	60	0
31 October 2016 – 30 October 2017	90	0
31 October 2017 – 30 October 2018	8	1
31 October 2018 – 30 October 2019	3	1
31 October 2019 – 30 October 2020	7	2
31 October 2020 – 30 October 2021	8	2
31 October 2021 – 30 October 2022	8	2
31 October 2022 – 30 October 2023	5	1
31 October 2023 – 30 October 2024	6	1
31 October 2024 – 30 October 2025	Out of AMR monitoring year	Out of AMR monitoring year

Table 9: Self-build register table

<b>3 year period</b>	<b>31 Oct 2021 – 30 Oct 2024</b>
Permissions Required (doesn't apply to anyone on Part 2)	8
Permissions Granted to date in period	18 plots
Requirement met	Yes

Table 10: Self-build requirement 2021-2024

<b>Description of permissions for period 31 Oct 2021 – 30 Oct 2024</b>	<b>Date approved</b>	<b>Plots</b>
21/01057/FUL - 198 Whitecross Road Wilburton Ely Cambridgeshire CB6 3QB	18 December 2021	1
21/01399/FUL - Land Between 99 And 101 School Road Saxon Street Suffolk	21 January 2022	1
21/01827/FUL - Woodlea Cophall Drove Little Downham.	15 February 2022	1
22/00599/FUL- Plot 1 Field House Stud Whitecross Road Wilburton Cambridgeshire CB6 3QB	31 January 2023	1
22/00345/FUL - Site South East Of 91 The Row Sutton Cambridgeshire CB6 2PB	13 April 2023	1
22/01021/OUT - Site North Of 44 Camel Road Littleport Cambridgeshire	28 April 2023	2
23/00350/FUL - 1 Second Drove Queen Adelaide Ely Cambridgeshire CB7 4UD	12 June 2023	1
22/00996/FUL Hithertree House, Nornea Lane Stuntney Cambridgeshire CB7 5TT	7 July 2023	1
23/00146/RMM Broad Piece, Soham	20 November 2023	9
<b>Total</b>		<b>18 plots</b>

Table 11: Self-build permissions 2021-2024.

Note: For earlier periods, please see previous AMRs.

2.25 It should also be noted that an exemption from the CIL is available to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor ('self-build exemption'). Individuals benefiting from the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed. The table below shows how many CIL exemptions were claimed in ECDC per self-build monitoring period. Further information on CIL matters are included later in this document.

	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
<b>Self-Build CIL Exemptions</b>	93	78	94	58	69	30	23	<b>TBC</b>

Table 12: Self-build completions per self-build monitoring year

## Neighbourhood Planning

### Regulation 34(4)

34. (4) Where a local planning authority has/have made a neighbourhood development order or a neighbourhood development plan; the local planning authority's monitoring report must contain details of these documents.

2.26 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of April 2024 to 31 March 2025, the following Neighbourhood Plans were made:

- Cheveley, 17 October 2024
- Mepal, 25 July 2024
- Soham, 17 October 2024
- Sutton, 25 July 2024
- Witchford (as modified), 25 March 2025

2.27 Latest information on neighbourhood planning in East Cambridgeshire can be found on the website at <https://eastcamps.gov.uk/planning-and-building-control/planning-policy-and-guidance/neighbourhood-planning>

# Community Infrastructure Levy Report

## Regulation 34(5)

34. (5) Where a local planning authority has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

- 2.28 East Cambridgeshire District Council adopted a CIL Charging Schedule (see below) on 10 December 2012. For details see <https://eastcambs.gov.uk/planning-and-building-control/community-infrastructure-levy>

Development Type	CIL base rate per square metre
Residential Zone A – <b>Littleport</b> and <b>Soham</b>	£40
Residential Zone B - <b>Ely</b>	£70
Residential Zone C – <b>Rest of District</b>	£90
Retail development Use Class E (previously (A1/A2/A3/A4/A5) and sui generis uses akin to retail (e.g. petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

- 2.29 Regulation 62 of The Community Infrastructure Levy Regulations 2010 requires East Cambridgeshire District Council as a charging authority to prepare a report for the financial year. Section 4 of this regulation outlines information that should be included in the report. The information below provides the information required by the regulation **for 2024/25 financial year** (which aligns with this AMR monitoring period). More details on CIL and how it has been spent can be found on the council's website.

## Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

### Schedule 2 Section 1

#### Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £3,692,176.28. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £3,645,262.54. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £25,865.30 and the total value of the late payment interest accrued is £21,048.44.

- b) The total amount of CIL collected within the reported period totals £2,749,806.20.
- c) The amount of CIL collected prior to the reported period totals £35,350,163.15. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£35,350,163.15	£10,999,618.93
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £22,303,299.06 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£150,000.00
Neighbourhood CIL	£264,610.08
CIL Land Payments	£0.00
Other CIL Cash	£782,635.08
<b>Total Value</b>	<b>£1,047,245.16</b>

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£150,000.00	£150,000.00	£0.00
Neighbourhood CIL	£264,610.08	£264,610.08	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£1,782,635.08	£782,635.08	£1,000,000.00

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
New Littleport Secondary	23 April 2024	£391,317.54	*Includes Third Party spending
CIL-District Leisure Centre	23 April 2024	£391,317.54	*Includes Third Party spending

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	N/A

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of CIL collected towards administration expenses is £68,745.16. This was 2.5% of the total CIL receipts collected (£2,749,806.20) in the reported period.

East Cambridgeshire District Council has set a collection percentage of 2.5%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £150,000.00.

- h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
CIL-District Leisure Centre	£1,000,000.00	£1,000,000.00	23 April 2024 to 31 March 2025

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

<b>Zone</b>	<b>Date</b>	<b>Amount Passed</b>
<b>Ashley</b>	26 April 2024	£3,460.88
<b>Burwell</b>	26 April 2024	£764.35
<b>Burwell</b>	28 October 2024	£54,563.67
<b>Cheveley</b>	26 April 2024	£11,461.93
<b>Cheveley</b>	28 October 2024	£11,461.93
<b>Ely</b>	26 April 2024	£38,481.87
<b>Ely</b>	28 October 2024	£2,255.60
<b>Fordham</b>	26 April 2024	£40,138.98
<b>Haddenham</b>	26 April 2024	£9,896.41
<b>Isleham</b>	26 April 2024	£1,558.97
<b>Isleham</b>	28 October 2024	£7,794.84
<b>Kirtling</b>	26 April 2024	£1,652.10
<b>Little Thetford</b>	26 April 2024	£2,394.25
<b>Little Thetford</b>	28 October 2024	£3,328.49
<b>Littleport</b>	26 April 2024	£10,598.42
<b>Lode</b>	26 April 2024	£5,930.75
<b>Mepal</b>	26 April 2024	£2,169.09
<b>Mepal</b>	28 October 2024	£441.57
<b>Soham</b>	26 April 2024	£15,734.59
<b>Soham</b>	28 October 2024	£2,495.30
<b>Stretham</b>	26 April 2024	£989.64
<b>Sutton</b>	28 October 2024	£3,674.74
<b>Wicken</b>	26 April 2024	£3,990.62
<b>Wilburton</b>	26 April 2024	£4,035.54
<b>Wilburton</b>	28 October 2024	£7,853.71
<b>Witcham</b>	26 April 2024	£4,686.68

<b>Zone</b>	<b>Date</b>	<b>Amount Passed</b>
Witchford	26 April 2024	£12,795.16

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

<b>Zone</b>	<b>Amount</b>	<b>Date</b>	<b>Re-allocated from</b>
N/A	N/A	N/A	N/A

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

<b>Infrastructure</b>	<b>Amount</b>	<b>Date</b>	<b>Spend Description</b>
CIL Meaningful Proportion	£3,460.88	26 April 2024	Ashley
CIL Meaningful Proportion	£764.35	26 April 2024	Burwell
CIL Meaningful Proportion	£11,461.93	26 April 2024	Cheveley
CIL Meaningful Proportion	£38,481.87	26 April 2024	Ely
CIL Meaningful Proportion	£40,138.98	26 April 2024	Fordham
CIL Meaningful Proportion	£9,896.41	26 April 2024	Haddenham
CIL Meaningful Proportion	£1,558.97	26 April 2024	Isleham
CIL Meaningful Proportion	£1,652.10	26 April 2024	Kirtling
CIL Meaningful Proportion	£2,394.25	26 April 2024	Little Thetford
CIL Meaningful Proportion	£10,598.42	26 April 2024	Littleport
CIL Meaningful Proportion	£5,930.75	26 April 2024	Lode
CIL Meaningful Proportion	£2,169.09	26 April 2024	Mepal

Infrastructure	Amount	Date	Spend Description
CIL Meaningful Proportion	£15,734.59	26 April 2024	Soham
CIL Meaningful Proportion	£989.64	26 April 2024	Stretham
CIL Meaningful Proportion	£3,990.62	26 April 2024	Wicken
CIL Meaningful Proportion	£4,035.54	26 April 2024	Wilburton
CIL Meaningful Proportion	£4,686.68	26 April 2024	Witcham
CIL Meaningful Proportion	£12,795.16	26 April 2024	Witchford
New Littleport Secondary	£391,317.54	23 April 2024	Littleport Schools
CIL Meaningful Proportion	£54,563.67	28 October 2024	Burwell
CIL Meaningful Proportion	£11,461.93	28 October 2024	Cheveley
CIL Meaningful Proportion	£2,255.60	28 October 2024	Ely
CIL Meaningful Proportion	£7,794.84	28 October 2024	Isleham
CIL Meaningful Proportion	£3,328.49	28 October 2024	Little Thetford
CIL Meaningful Proportion	£441.57	28 October 2024	Mepal
CIL Meaningful Proportion	£2,495.30	28 October 2024	Soham
CIL Meaningful Proportion	£3,674.74	28 October 2024	Sutton
CIL Meaningful Proportion	£7,853.71	28 October 2024	Wilburton

- j) i) The total collected by East Cambridgeshire District Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

- ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
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- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
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- I) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £1,397,560.48.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 February 2013 to the end of the reported year that had not been spent is £14,098,774.39.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

- iv) The amount of CIL collected from 01 February 2013 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

## Section 106 Matters - Community Infrastructure Levy Regulations (2019 Amendment)

### Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £805,584.61. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £2,519,238.70.
- c) The total amount of money received prior to the reported year that has not been allocated is £2,678,869.85.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
  - i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 174.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

- ii) The following education provisions have been agreed under S106 agreements:

<b>Education Type</b>	<b>Number of school places</b>
N/A	N/A

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

<b>Education Type</b>	<b>Number of school places</b>
N/A	N/A

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
<b>Affordable Housing Provision/</b>	25/06/2024	Schedule 1 Part 1 1.1	20/01238/FUM
<b>Public Open Space Provision/</b>	25/06/2024	Schedule 1 Part 2 2.2	20/01238/FUM
<b>SUDS provision/ECDC</b>	25/06/2024	Schedule 1 Part 3 3.1.1	20/01238/FUM
<b>Self build provision/ECDC</b>	25/06/2024	Schedule 1 Part 5 5.1	20/01238/FUM
<b>Affordable Housing Provision/</b>	25/07/2024	Schedule 1 Part 1 1.6	21/01322/FUM
<b>Public Open Space Provision/</b>	25/07/2024	Schedule 1 Part 2 2.1	21/01322/FUM
<b>SUDS provision/ECDC</b>	25/07/2024	Schedule 1 Part 3 3.1.1	21/01322/FUM
<b>Restrictive Covenant/</b>	14/08/2024	Schedule 1	24/00208/FUL
<b>Affordable Housing Provision/</b>	15/10/2024	Schedule 1 1.1	21/01048/HYBM
<b>Affordable Housing Provision/</b>	15/10/2024	Schedule 1 1.2	21/01048/HYBM
<b>Affordable Housing Provision/</b>	15/10/2024	Schedule 1 1.7	21/01048/HYBM
<b>Affordable Housing Provision/</b>	15/10/2024	Schedule 1 1.8	21/01048/HYBM
<b>Public Open Space Provision/</b>	15/10/2024	Schedule 1 2.2	21/01048/HYBM
<b>Public Open Space Provision/</b>	15/10/2024	Schedule 1 2.3	21/01048/HYBM
<b>Public Open Space Provision/</b>	15/10/2024	Schedule 1 2.6	21/01048/HYBM
<b>SUDS provision/ECDC</b>	15/10/2024	Schedule 1 3.2.1	21/01048/HYBM
<b>SUDS provision/ECDC</b>	15/10/2024	Schedule 1 3.2.5	21/01048/HYBM
<b>SUDS provision/ECDC</b>	15/10/2024	Schedule 1 3.3	21/01048/HYBM
<b>Self build provision/ECDC</b>	15/10/2024	Schedule 1 6.2	21/01048/HYBM
<b>Self build provision/ECDC</b>	15/10/2024	Schedule 1 6.6	21/01048/HYBM
<b>Affordable Housing Provision/</b>	25/07/2024	Schedule 1 Part 1 1.7	21/01322/FUM
<b>Public Open Space Provision/</b>	25/07/2024	Schedule 1 Part 2 2.2	21/01322/FUM
<b>Public Open Space Provision/</b>	25/07/2024	Schedule 1 Part 2 2.3	21/01322/FUM
<b>Public Open Space Provision/</b>	25/07/2024	Schedule 1 Part 2 2.5	21/01322/FUM
<b>SUDS provision/ECDC</b>	25/07/2024	Schedule 1 Part 3 3.1.5	21/01322/FUM
<b>SUDS provision/ECDC</b>	25/07/2024	Schedule 1 Part 3 3.2	21/01322/FUM
<b>Affordable Housing Provision/</b>	25/06/2024	Schedule 1 Part 1 1.2	20/01238/FUM

Covenant Type/Service	Deed Date	Clause	Planning Application
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.3	20/01238/FUM
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.4	20/01238/FUM
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.5	20/01238/FUM
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.8	20/01238/FUM
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.10	20/01238/FUM
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.13	20/01238/FUM
Affordable Housing Provision/	25/06/2024	Schedule 1 Part 1 1.14	20/01238/FUM
Public Open Space Provision/	25/06/2024	Schedule 1 Part 2 2.3 (1)	20/01238/FUM
Public Open Space Provision/	25/06/2024	Schedule 1 Part 2 2.4 (1)	20/01238/FUM
Public Open Space Provision/	25/06/2024	Schedule 1 Part 2 2.6 (1)	20/01238/FUM
SUDS provision/ECDC	25/06/2024	Schedule 1 Part 3 3.2	20/01238/FUM
Self build provision/ECDC	25/06/2024	Schedule 1 Part 5 5.4	20/01238/FUM
Public Open Space Provision/	25/06/2024	Schedule 1 Part 2 2.4 (2)	20/01238/FUM
Public Open Space Provision/	25/06/2024	Schedule 1 Part 2 2.3 (2)	20/01238/FUM
Public Open Space Provision/	25/06/2024	Schedule 1 Part 2 2.6 (2)	20/01238/FUM

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £1,572,319.14. Of this amount £203,456.98 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £1,861,467.49. Of this amount £1,180,620.77 was spent by a third party on behalf of East Cambridgeshire District Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Country Park	£34,412.61	31 March 2025	£30,323.03
Public Open Space Maintenance	£190,000.00	31 March 2025	£169,145.30
SPD Strategic Waste	£3,988.65	25 September 2024 to 28 March 2025	£3,988.65

h) In relation to money which was spent by East Cambridgeshire District Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
<b>Local Project Littleport Public Open Space</b>	£104,854.19	01 December 2014 to 07 August 2024	Littleport Paddocks Play Equipment *Includes Third Party spending
<b>Local Project Bottisham Public Open Space</b>	£12,330.00	01 January 2015 to 12 April 2024	Ancient Meadows Play Area
<b>Country Park</b>	£18,016.60	01 January 2015 to 10 March 2025	Toilets Country Park Rubber Matting to play area
<b>Public Open Space Maintenance</b>	£637,515.12	07 January 2015 to 10 March 2025	Open Space Maintenance and Vehicles
<b>SPD Education</b>	£134,370.00	07 June 2016 to 02 July 2024	CCC Transfer *Includes Third Party spending
<b>Littleport Local TCI</b>	£44,452.17	13 June 2016 to 27 March 2025	Bus Shelters Town Centre Improvements Changing Places Toilet *Includes Third Party spending
<b>CCC Transport Contributions</b>	£89,329.07	13 June 2016 to 08 October 2024	CCC transfer *Includes Third Party spending
<b>SPD Primary Education</b>	£675,868.73	14 June 2016 to 02 July 2024	Transferred to CCC *Includes Third Party spending
<b>SPD Strategic Waste</b>	£12,985.00	14 June 2016 to 09 March 2025	Wheeled Bins
<b>CCC Bus</b>	£119,857.44	05 May 2021 to 02 July 2024	Ely Zipper CCC Transfer *Includes Third Party spending
<b>CCC Library</b>	£11,889.17	07 October 2021 to 02 July 2024	CCC Transfer *Includes Third Party spending

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.

i) The total amount of money retained at the end of the reported year is £4,690,102.31. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
<b>Total collected for long term maintenance</b>	£0.00
<b>Total allocated towards maintenance</b>	£0.00
<b>Total spent on maintenance</b>	£0.00

## Section 278 Matters

### Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 4

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under **Schedule 2 Section 3** of this report.

Date	Application/Deed/Clause/Covenant	Amount
N/A	N/A N/A N/A	N/A

## Appendix A – Dwelling supply older people's accommodation

National Planning Practice Guidance sets out the method for counting residential institutions which provide accommodation for older people, against the housing requirement. 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 provides a worked example to show the amount of accommodation released, expressed as number of dwellings, by a hypothetical 50-bed care home.

<b>Beds</b>	50
<b>Ratio</b>	1.87
<b>Accommodation released (to nearest whole dwellings)</b>	27

Table 13: Example of 50-bed care scheme and C3 accommodation released