



East Cambridgeshire  
District Council

# East Cambridgeshire Authorities' Monitoring Report 2015-16

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## 1.0 Introduction

- 1.1 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 The main planning policy document for East Cambridgeshire is the Local Plan which was adopted in April 2015. This includes a vision for growth, strategic policies, identifies sites for development and the delivery of infrastructure. The Local Plan covers the period up to 2031. This is the first report to cover a period of the recently adopted Local Plan (April 2015).
- 1.3 The AMR provides information on a range of development related statistical matters, progress on the implementation of planning policy documents and monitoring of the implementation of planning policy. This AMR covers the reporting year from 1 April 2015 – 31 March 2016. It has been prepared in accordance with the requirements set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Localism Act (2011) removed the requirement for Councils to produce an annual monitoring report for Government, whilst retaining the overall duty to monitor. Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a minimum set of issues upon which to report matters.
- 1.5 The source of the information used in this report is from East Cambridgeshire District Council or the Cambridgeshire County Council Research and Monitoring Team unless otherwise stated.

### ***Period Covered***

- 1.6 This AMR covers the period **1 April 2015 to 31 March 2016**.

### ***Key findings of the 2015/16 Monitoring Report***

- 1.7 The following summarise the key findings of this AMR:
  - A new Local Plan was adopted (April 2015)
  - A new Local Plan commenced preparation – during 2015/16 (the monitoring period), the review of the Local Plan (April 2015) started with the publication of the Scoping Report in September 2015 and Preliminary Draft version of the Local Plan in February 2016. Six weeks consultation of the Preliminary Draft Local Plan was carried out in February-March 2016.
  - 181 dwellings (net) were completed in 2015/16 in East Cambridgeshire and this represents a slight increase from last year completions (2014/15).
  - There were 6 additional Gypsy and Traveller pitches completed in East Cambridgeshire in this monitoring period. All of these pitches are near to Burwell on a brownfield site.
  - 54 affordable dwellings were completed which represent approximately 27% of gross dwelling completions in this monitoring year, more than double the previous year.
  - A total of 19,071 sq.m. of additional employment floor space was created in East Cambridgeshire. This was an increase of nearly 2,000 sq.m. more than the previous year completions in employment floorspace.

### ***Location***

- 1.8 East Cambridgeshire is a predominantly rural district located to the north-east of Cambridge. The district covers an area of 655km<sup>2</sup>, and has a population of 85,600 (mid-2013 estimates, Cambridgeshire County Council (CCC)). The district contains the city of Ely, two market towns, and 50 other villages and hamlets varying in size, including the fringe areas of Newmarket.

Figure 1 – The District of East Cambridgeshire



Source: East Cambridgeshire Local Plan

### ***Detailed Spatial Portrait of East Cambridgeshire***

- 1.9 The northern part of the district is characterised by low-lying intensively farmed fenland – with many settlements located on higher ground on the old ‘islands’ in the fen. Flood risk in the area is a key issue, with much of the land at or below sea-level. The area contains the cathedral city of Ely, the market towns of Soham and Littleport and a range of scattered villages and hamlets. Compared to the south of the district, incomes are lower and deprivation is more marked. Although the northern part is predominantly an area of fertile agricultural land, it contains the majority of the district’s industry and manufacturing. The area has also been a focus for most of the housing growth in the district over the last 20 years, with large new estates built in the market towns. The main service and commercial centre is Ely (population 20,600), whilst Soham (population 11,460) and Littleport (population 9,040) both serve more local catchments and have lower scales of commercial and retail provision.
- 1.10 The nearby city of Cambridge (population 128,000), as a major economic, social and cultural centre, exerts a significant influence over the whole district. The success of the Cambridge economy has caused the district to experience considerable recent pressure for housing growth. However, the pace of economic growth has not matched that of housing growth which has meant a significant recent increase in the level of out-commuting, and the associated problems of congestion and pollution. Rapid population growth has also placed pressure on local

infrastructure and service provision – for example, education, transport, health services, recreation and utility services.

- 1.11 Unemployment in the district remains low by regional and national standards. Important sectors include business services, manufacturing, wholesale and haulage. Agriculture is still significant relative to the national average, and stud farming is a key industry in the south of the district around Newmarket. Most of the main settlements in East Cambridgeshire have industrial estates, although the largest concentrations of industrial and commercial operations are in Ely, Littleport, Sutton and close to the A14 at Snailwell.
- 1.12 The district contains a number of sites of particular importance for biodiversity, including four internationally important wildlife sites at the Ouse Washes, Wicken Fen, Devil's Dyke and Chippenham Fen. There are also 20 Sites of Special Scientific Importance and 80 County Wildlife Sites – as well as areas identified as important for wildlife in the Cambridgeshire Biodiversity Action Plan. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the Fenland Rivers and waterways.

## **Population**

- 1.13 The table below sets out district and county wide information on population

**Table 1: Cambridgeshire and Districts population estimates mid-2013 Local Authority Area**

	<b>2011 census</b>	<b>2012 Mid-year estimate</b>	<b>2013 Mid-year estimate</b>	<b>% Change 2011-2013</b>	<b>% Change 2012-2013</b>
Cambridge City	123,900	126,500	128,000	3.3%	1.2%
<b>East Cambridgeshire</b>	<b>83,800</b>	<b>84,700</b>	<b>85,600</b>	<b>2.1%</b>	<b>1.1%</b>
Fenland	95,300	95,600	95,600	0.3%	0.0%
Huntingdonshire	169,500	171,100	175,700	3.7%	2.7%
South Cambridgeshire	148,800	149,300	150,200	0.9%	0.6%
<b>Cambridgeshire</b>	<b>621,200</b>	<b>627,200</b>	<b>635,100</b>	<b>2.2%</b>	<b>1.3%</b>
<i>Source: CCC R&amp;P 2013 mid-year estimates &amp; ONS 2011 Census figures.</i>					
<i>Totals may not add due to rounding</i>					

## 2 Authorities' Monitoring Report and the Local Planning Regulations 2012

### Regulation 34(1) – Local Plans and Supplementary Planning Documents (SPD)

34. (1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) in relation to each of those documents—

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;

(ii) the stage the document has reached in its preparation; and

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i), the reasons for this; and

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

- 2.1 A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. Two East Cambridgeshire's LDSs were in force during the monitoring period of this report. For the first few months, the 2013 adopted LDS was in force, then, from July 2015, a revised LDS was in force. The July 2015 LDS is available to view on our website, along with a 'Live' update table which is updated every month: (<http://www.eastcamb.gov.uk/local-development-framework/monitoring-and-local-development-scheme>). To meet regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS (2013) in force between April 2015-July 2015 were a 'Local Plan' and a 'Local Plan Review'. To meet regulation 34(1) (b) (i) and (ii), the LDS (2013) sets out the following timetable for the proposed documents' production, together with the stage reached during the monitoring period:

		Sustain-ability Scoping Report Consultation	Early consultation	Proposed Sub-mission Consultation	Sub-mission to SofS	Hearing	Adoption
"Local Plan"	LDS (2013) target			February 2013	August 2013	November 2013	February 2014
	Actual (up to July 2015)-			February / March 2013	August 2013	February, June, November, 2014	April 2015
"Local Plan Review"	LDS (2013) target	Feb 2016	Apr-June 2016	Nov 2016	March 2017	June 2017	Oct 2017
	Actual (up to July 2015)-						

- 2.2 To meet regulation 34(1)(b)(iii), it is confirmed by the above table that the "Local Plan" preparation during the monitoring period did slip behind, primarily due to an extended examination period. To meet regulation 34(1)(c), the Local Plan was adopted in April 2015.
- 2.3 To meet regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS (2015) in force between July 2015-31<sup>st</sup> March 2016 were as follows: East Cambridgeshire Local Plan. To meet



regulation 34(1) (b) (i) and (ii), the LDS (2015) sets out the following timetable for the proposed documents' production, together with the stage reached during the monitoring period.

		Sustain-ability Scoping Report Consul-tation	Early consul-tation	Further Early Consul-tation	Proposed Sub-mission Consul-tation	Sub-mission to SofS	Hearing	Adoption
"East Cambridgeshire Local Plan"	LDS (2015) target	Sept 2015	February – March 2016	August-October 2016	February – March 2017	May 2017	Sept – October 2017	February 2018
	Actual (up to 31 March 2016)-	Sept 2015	February - March 2016					

- 2.4 To meet regulation 34(1)(b)(iii), it is confirmed by the above table that the "East Cambridgeshire Local Plan" preparation during the monitoring period remained on track. To meet regulation 34(1)(c), no further document specified in the LDS was adopted in the period July 2015 -March 2016.
- 2.5 It is also confirmed that the LDS (2013 or 2015) did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced, and therefore, whilst some SPDs were adopted in the monitoring period, none were adopted which were stipulated in the LDS. For information, the Community-Led Development SPD was adopted in February 2016 but was not specified in the LDS.

#### **Regulation 34(2) Non-Implementation of a Policy**

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

*(a) identify that policy; and*

*(b) include a statement of—*

*(i) the reasons why the local planning authority is not implementing the policy; and*

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

- 2.6 To meet Regulation 34(2), it is confirmed that all policies of the adopted East Cambridgeshire Local Plan (2015) are/will be implemented. When the Local Plan is completed (estimated February 2018), this will replace policies in the Local Plan adopted in 2015.

### Regulation 34(3) – Net additional dwellings

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

(a) in the period in respect of which the report is made, and

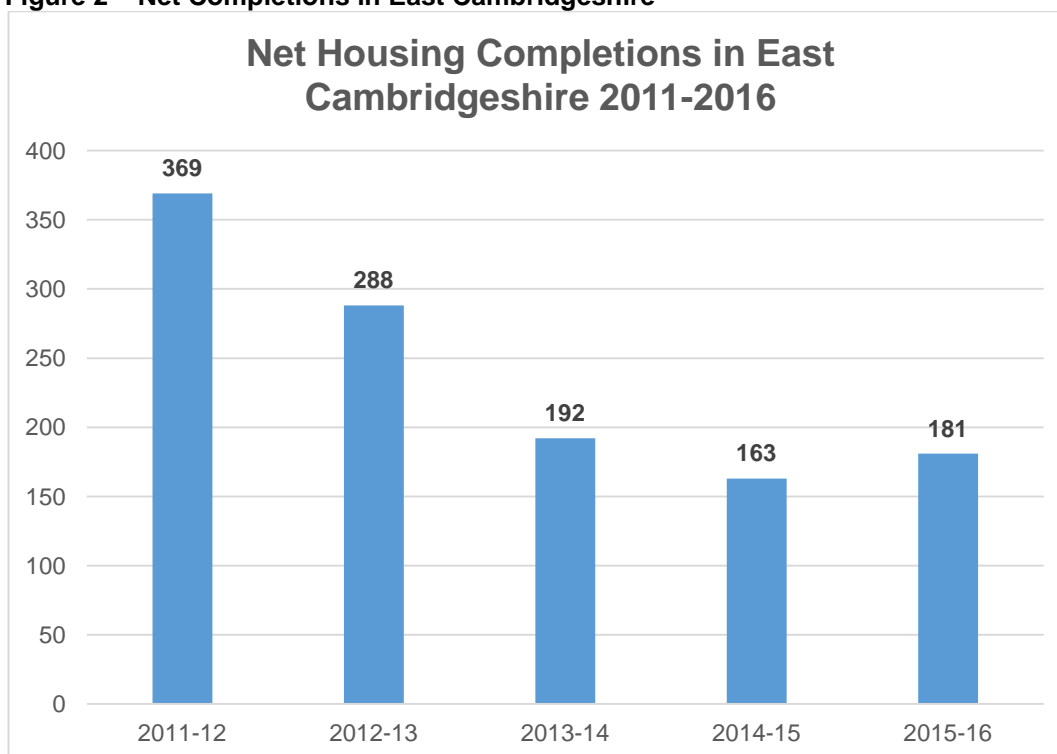
(b) since the policy was first published, adopted or approved.

2.7 The delivery of new dwellings is a key focus for the Council. As at 31 March 2016, the adopted Local Plan (2015) is the relevant plan which specifies housing requirements. The Local Plan sets a target for 11,500 dwellings to be delivered within East Cambridgeshire from 2011-2031 (or 575 dwellings per annum).

**Table 2 – East Cambridgeshire net completion totals**

	2011-12	2012-13	2013-14	2014-15	2015-16
Completions	369	287	191	163	181
Cumulative	369	656	847	1,010	1,191
Average (last 5 years)	238				

**Figure 2 – Net Completions in East Cambridgeshire**



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

**Table 3 - East Cambridgeshire gross completion totals**

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Completions	394	307	208	182	203
Cumulative	394	701	909	1,091	1,294

2.9 Table 4 below demonstrates that 78 net dwellings, or around 66% of total completions in 15/16, have come forward in the parishes home to the three market towns (Ely, Soham and Littleport). Over the last 15 years, the majority of development, specifically about 59%, has been in these three main parishes.

**Table 4 – Net Dwelling Completions by Parish**

	2015-2016	2001-2016
Ashley	0	18
Bottisham	-1	149
Brinkley	1	4
Burrough Green	-1	20
Burwell	18	319
Cheveley	2	116
Chippenham	4	15
Coveney	1	1
Covington	0	7
Downham	0	147
Dullingham	0	30
Ely	40	2434
Fordham	3	105
Haddenham	23	32
Haddon	0	126
Isleham	5	109
Kennett	0	19
Kirtling	1	11
Little Downham	1	548
Little Thetford	0	41
Littleport	20	354
Lode	-1	15
Mepal	0	122
Reach	0	9
Snailwell	0	10
Soham	18	1240
Stetchworth	5	18
Stretham	4	110
Sutton	5	359
Swaffham Bulbeck	10	47
Swaffham Prior	17	30
Thetford	0	-1
Wentworth	0	10
Westley Waterless	0	1
Wicken	2	35
Wilburton	0	101
Witcham	0	17
Witchford	2	90
Woodditton	2	50
<b>Total East Cambridgeshire</b>	<b>181</b>	<b>6868</b>

## ***Gypsy and Traveller pitches***

- 2.10 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).
- 2.11 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 2015/16 monitoring period there were 6 additional pitches in East Cambridgeshire district. All of these pitches are outside Burwell on a brownfield site.

**Table 5 - Additional Pitches for Gypsies, Travellers and Travelling Showpeople**

Additional pitches for Gypsies, Travellers and Travelling Showpeople (Net)					
2011-12	2012-13	2013-14	2014-15	2015-16	Total
0	9	0	12	6	27

## ***Affordable housing completions (Gross)***

- 2.12 Table 6 sets out completions over the past 5 years.
- 2.13 Affordable housing is monitored as gross completions. Between 1 April 2015 and 31 March 2016 there were 54 affordable dwelling completions which represent approximately 27% of gross dwelling completions in that year, more than double the previous year.

**Table 6 – Affordable Housing Completions (Gross)**

	2011-12	2012-13	2013-14	2014-15	2015-16	Total
<b>Total Gross Completions (all homes)</b>	394	307	208	182	203	1,294
<b>Affordable (Gross)</b>	82	14	24	19	54	193
<b>Percentage Affordable</b>	<b>20.81%</b>	<b>4.56%</b>	<b>11.54%</b>	<b>10.44%</b>	<b>26.60%</b>	<b>14.91%</b>

## ***Housing densities***

- 2.14 Table below shows that the average density of development has been quite consistent over the last five years. It has generally been relatively low in recent years compared with the past, possibly due to government’s removal of the minimum density requirements, as well as a general downturn in the market for flatted developments. In 2015/16, it was slightly below long term average (36dph, compared with the 2001-16 average of 37dph).

**Table 7 – Density of Completed Dwellings**

Average Density of Completed Dwellings in East Cambridgeshire (Dwellings Per Hectare)	
2011-12	44
2012-13	34
2013-14	39
2014-15	33
2001-15	36
2015-16	36

## ***Dwelling Size***

- 2.15 As illustrated in table 8 Dwelling Sizes, in the 15/16 monitoring year approximately 60% of total dwelling completions (gross) were of 3 or 4+ Beds. This is lower than in 2001 when it was nearly 77%.

**Table 8 - Dwelling Sizes (based on gross completions)**

	2011-12	2012-13	2013-14	2014-15	2015-16	Total	%Total
1 Bed	35	14	10	32	22	113	8.73
2 Bed	131	98	42	36	68	375	28.98
3 Bed	123	105	86	49	43	406	31.38
4+ Bed	101	82	70	56	63	372	28.75
Unknown Beds	4	8	0	9	7	28	2.16
<b>Total</b>	<b>394</b>	<b>307</b>	<b>208</b>	<b>182</b>	<b>203</b>	<b>1294</b>	<b>100</b>

## ***Housing Land Supply in East Cambridgeshire***

- 2.16 The Council publishes a separate report entitled East Cambridgeshire's Five Year Housing Land Supply Report showing how East Cambridgeshire is able or not to meet its five year land supply. The latest report is made available on our website, though it is due for re-publication soon. It should also be noted that during 2015, an Inspector into a planning application at Witchford found the council could not demonstrate a five year land supply. <http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>

### **Regulation 34(4) – Neighbourhood Planning**

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

2.17 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2015/16, no neighbourhood development order or neighbourhood development plan was made ('adopted'). Application for the designation of the Neighbourhood Area for Bottisham Parish was approved by Full Council at its meeting on 12 February 2016.

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

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

2.18 East Cambridgeshire District Council adopted a CIL Charging Schedule (see below) on 10 December 2012.

<b>Development Type</b>	<b>CIL rate per square metre</b>
Residential Zone A – <a href="#">Littleport</a> and <a href="#">Soham</a>	£40
Residential Zone B - <a href="#">Ely</a>	£70
Residential Zone C – <a href="#">Rest of District</a>	£90
Retail development(1) (A1/A2/A3/A4/A5) and sui generis uses akin to retail (eg petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

2.19 Regulation 62 of The Community Infrastructure Levy Regulations 2010 requires East Cambridgeshire District Council as a charging authority to prepare a report for the financial year. Section 4 of this regulation outlines information that should be included in the report. The table below provides the information required by the regulation for the 2015/16 financial year and in the left hand column reference is made to the CIL Regulations 62 (3) and (4). More details on CIL and how it has been spent can be found on the council's website.

<b>Regulation 62 Reference</b>	<b>Description</b>	<b>Amount Collected/ Project Title</b>
(3)	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year- (a) Development consistent with a relevant purpose has not commenced on the acquired land; or (b) The acquired land (in whole or in part has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of Regulations 73(9) has not been spent	n/a  n/a
4(a)	Total CIL receipts for the reported year	£858,403.41
4(b)	Total CIL expenditure for the reported year	£20,000.00
4(c)(i)	The items of infrastructure to which CIL (including land payments) has been applied	Littleport Schools
4(c)(ii)	Amount of CIL expenditure on each item	£20,000 Littleport Schools
4(c)(iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00
4(c)(iv)	Amount of CIL applied to administrative expenses pursuant to Regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that Regulation	£42,920.17 5%
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A or 59B	£111,577.20
4(ca)(ii)	Any person under Regulation 59(4)	£0.00
4(cb)(i)	Summary details of the total receipts that Regulations 59E and 59F applied to	n/a
4(cb)(ii)	The items to which the CIL receipts that Regulations 59E and 59F applied have been applied	n/a
4(cb)(iii)	The amount of expenditure on each item	n/a
4(cc)(i)	Total value of CIL receipts requested from each local council served with a notice under Regulation 59E	£0.00
4(cc)(ii)	Any funds not yet recovered from each local council at the end of the reported year	n/a
4(d)(i)	Total amount of CIL receipts for the reported year retained at the end of the reported year other than those to which Regulation 59E or 59F applied	£666,722.73
4(d)(ii)	CIL receipts from previous years retained at the end of the reported year other than those to which Regulation 59E or 59F applied	£504,544.83
4(d)(iii)	CIL receipts for the reported year to which Regulation 59E or 59F applied retained at the end of the reported year	£0.00
4(d)(iv)	CIL receipts from previous years to which Regulation 59E or 59F applied retained at the end of the reported year	£0.00
4(e)	In relation to any infrastructure payments accepted by the District Council- i) Items of infrastructure to which the infrastructure payments relate, ii) The amount of CIL to which each item of infrastructure relates	n/a  £0.00

**Regulation 34(6) – Duty to Cooperate**

34. (6) Where a local planning authority has co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

***Duty to Cooperate: Joint Plans or other applicable Strategies***

2.20 It is confirmed that no joint plans or other applicable strategies were adopted or under preparation during the monitoring period 2015/16.

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

2.21 It is confirmed that no joint work on evidence documents on matters of strategic importance were undertaken during the monitoring period 2015/16



## ***Other Items Reported on in this AMR***

- 2.22 This section of the AMR sets out monitoring information on matters which the regulations do not expressly require to be monitored. However, such information is considered useful in decision making and future plan preparation.

### ***Additional employment floor space***

- 2.23 This indicator relates to the amount of additional floor space completed within the monitoring period. A piece of secondary legislation groups types of use of premises into classes, so that no planning permission is required if a building is changed from one use to another within the same class. This makes monitoring difficult. Employment Land for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories). Table 9 shows the additional floor space created for employment in East Cambridgeshire over the period 01 April 2011 to 31 March 2016.

**Table 9 - Additional Employment Floor space**

	2011-12	2012-13	2013-14	2014-15	2015-16	Total
B1 – Unspecified	186	0	0	0	636	822
B1a – Offices	368	929	1,896	544	5,422	9,159
B1b – Research	0	0	1,020	104	307	1,431
B1c – Light Industry	1,262	780	2,100	475	763	5,380
B2 – General Industry	0	2,776	1,105	2,643	6,538	13,062
B8 – Storage and Distribution	3,912	632	3,666	13,310	5,405	26,925
<b>Total</b>	<b>5,728</b>	<b>5,117</b>	<b>9,787</b>	<b>17,076</b>	<b>19,071</b>	<b>56,779</b>

- 2.24 For the period 2015-16 a total of 19,071 sq.m. of additional employment floor space was created in East Cambridgeshire. This was an increase of nearly 2,000 sq.m. more than the previous year completions in employment floorspace. It is mostly accounted for completions in B1a, B2 and B8 floorspace.

### ***Completed floor space for “town centre uses”***

- 2.25 This information relates to the amount of floor space created for “town centre uses”. For the purposes of this indicator, the town centre is defined in policy COM 1 (Location of retail and town centre uses) of the adopted Local Plan 2015. The town centres of Ely, Soham and Littleport (COM 2 – Retail uses in town centres) are targeted for growth and regeneration to create sustainable communities. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2. Overall, there has been a steady decline in “town centre uses” within town centre areas within East Cambridgeshire. Table 10 illustrates the steady decline in retail floorspace within the area defined as Town Centre.

**Table 10 – Floor space available for “town centre uses” in town centre areas**

	2011-12	2012-13	2013-14	2014-15	2015-16	Total
A1 Retail	-533	0	-328	-43	-240	-1144
A2 Financial Services	0	0	0	0	-39	-39
B1a Offices	-395	0	0	68	-405	-732
D2 Assembly and Leisure	0	0	0	0	0	0
<b>Total (m<sup>2</sup>)</b>	<b>-928</b>	<b>0</b>	<b>-328</b>	<b>25</b>	<b>-684</b>	<b>-1915</b>

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

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

- **Ely** has seen a net loss of -3,913 sq.m. in town centre activities since 1999. Most of the changes have been in the retail sector as part of the Ely central area redevelopment in Newnham Street which accounted for new retail floorspace of 5,495 sq.m, but there has been a considerable number of changes of shops to other uses – particularly beauty related, A2 offices and restaurants, and this has resulted in overall net loss in ‘town centre uses’ floorspace.
- Very little activity has taken place in **Littleport** town centre between 1999 and 2016.
- **Soham** has seen a loss of town centre floorspace between 1999 and 2016. There have been a number of small developments in Churchgate and the High Street – changes of use from retail to A2 offices and restaurants/cafes to residential.

2.27 Table 11 shows the total completed floor space across the whole district.

**Table 11 Total Completed Floor Space in East Cambridgeshire Area**

	2011-12	2012-13	2013-14	2014-15	2015-16	Total
<b>A1 Retail</b>	4182	593	1304	276	61	6416
<b>A2 Financial Services</b>	-103	-142	127	0	17	-101
<b>B1a Offices</b>	-271	-991	797	-341	4443	3637
<b>D2 Assembly and Leisure</b>	974	-615	2362	-593	3435	5563
<b>Total (m<sup>2</sup>)</b>	4782	-1155	4590	-658	7956	15515

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

2.28 Tables 10 and 11 demonstrate that while there has been a decrease in floorspace within the ‘town centres’ of market towns of -1915 sq m between 2011 and 2016, there has been considerable increase in floorspace of ‘town centre uses’ in out of centre locations, of nearly 15,515 sq m over the same period. Table 11 also shows that in 2015-16 monitoring year, there was an increase of nearly 8,000 sq.m. in all “town centre uses” types of floorspace uses across the district compared with a slight decrease of 658 sq.m last year. During the same period there was also a reduction of 240 sq.m. in A1 retail floorspace within town centres.

### ***Environment Designated Sites and Renewable Energy***

2.29 Appendix 1 contains a wealth of monitoring data relating to sites designated for environmental protection reasons, and renewable energy generation. All the information in this appendix is provided by Cambridgeshire & Peterborough Environmental Records Centre except for renewable energy generation (tables 31 and 32) which is provided by Cambridgeshire County Council.

# Appendix 1 - Environmental Quality - Statutory Sites

## *European or International Designations*

### **Special Areas of Conservation (SAC)**

SACs are sites designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora). East Cambridgeshire contains three SACs:

**Table 12 – East Cambridgeshire SAC**

<b>SAC Name</b>	<b>Total area (ha)</b>	<b>Area in district (ha)</b>
Devils Dyke	8.25	6.02
Fenland	619.41	410.36
Ouse Washes	332.62	131.10

Cambridgeshire contains six SACs:

**Table 13 - Cambridgeshire SAC**

<b>SAC Name</b>	<b>Total area (ha)</b>	<b>Area in Cambs (ha)</b>
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	67.08	67.08
Fenland	619.41	619.41
Nene Washes	88.33	79.14
Ouse Washes	332.62	234.02
Portholme	91.79	91.79

There has been no change in SACs in East Cambridgeshire or Cambridgeshire during 2015/16.

### **Special Protection Areas (SPA)**

SPAs are sites designated under the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). East Cambridgeshire contains one SPA:

**Table 14 – East Cambridgeshire SPA**

<b>SPA Name</b>	<b>Total area (ha)</b>	<b>Area in district (ha)</b>
Ouse Washes	2493.49	1524.95

Cambridgeshire contains two SPAs:

**Table 15 – Cambridgeshire SPA**

<b>SPA Name</b>	<b>Total area (ha)</b>	<b>Area in Cambs (ha)</b>
Nene Washes	1519.86	1342.80
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in East Cambridgeshire or Cambridgeshire during 2015/16.

### **Ramsar Sites**

Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance.

East Cambridgeshire contains three Ramsar sites:

**Table 16 – East Cambridgeshire Ramsar**

<b>Ramsar Name</b>	<b>Total area (ha)</b>	<b>Area in district (ha)</b>
Chippenham Fen	155.87	155.87
Ouse Washes	2513.54	1524.66
Wicken Fen	254.49	254.49

Cambridgeshire contains five Ramsar sites:

**Table 17 – Cambridgeshire Ramsar**

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

There has been no change in Ramsar sites in East Cambridgeshire or Cambridgeshire during 2015/16.

## **UK Designations**

### **National Nature Reserves (NNR)**

NNRs are designated by Natural England in England. East Cambridgeshire contains two NNRs:

**Table 18 – East Cambridgeshire NNRs**

NNR Name	Total area (ha)	Area in district (ha)
Chippenham Fen	113.04	113.04
Wicken Fen	248.84	248.84

Cambridgeshire contains six NNRs:

**Table 19 – Cambridgeshire NNRs**

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

There has been no change in NNRs in East Cambridgeshire or Cambridgeshire during 2015/16.

### **Local Nature Reserves (LNR)**

LNRs are designated by Natural England and the relevant local authority. They all have public access. East Cambridgeshire contains two LNRs:

**Table 20 – East Cambridgeshire LNRs**

LNR Name	Total area (ha)	Area in district (ha)
Isleham	1.12	1.12
Little Downham	6.59	6.59

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in East Cambridgeshire or Cambridgeshire during 2015/16.

The table below shows figures for LNR area per 1000 people in East Cambridgeshire. There has been an increase in the population in East Cambridgeshire and no change in the area of land designated as LNR during 2015/16. There has been no significant change in the LNR area per 1000 people figure.

**Table 21 – East Cambridgeshire LNRs Area per 1,000 people (ha)**

	2015/16	2014/15
LNR area in East Cambridgeshire (ha)	7.71	7.71
Population in East Cambridgeshire*	86,700	85,400
<b>LNR area per 1000 people (ha)</b>	<b>0.09</b>	<b>0.09</b>

\*Figures for population are mid-year estimates from the Office for National Statistics for 2014 and 2013 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2015/16. There has been no significant change in the LNR area per 1000 people figure.

**Table 22 – Cambridgeshire LNRs Area per 1,000 people (ha)**

	2015/16	2014/15
LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	647,200	639,800
<b>LNR area per 1000 people (ha)</b>	0.33	0.33

\*Figures for population are mid-year estimates from the Office for National Statistics for 2015 and 2014 respectively rounded to the nearest 100.

### **Sites of Special Scientific Interest (SSSI)**

SSSIs are protected under the Wildlife and Countryside Act 1981. East Cambridgeshire contains 20 SSSIs:

**Table 23 – East Cambridgeshire Sites of Special Scientific Interest (SSSI)**

	2015/16	2014/15
Number of SSSIs	20	20
Total area of the SSSIs (ha)	3682.6	3682.6
Number of SSSI units in district	77	77
Total area of SSSI land in district (ha)	2367.2	2367.2

Cambridgeshire contains 87 SSSIs:

**Table 24 – Cambridgeshire Sites of Special Scientific Interest (SSSI)**

	2015/16	2014/15
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8512.6	8512.6
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7262.6	7262.6

There has been no change in SSSI numbers or area in East Cambridgeshire or Cambridgeshire during 2015/16.

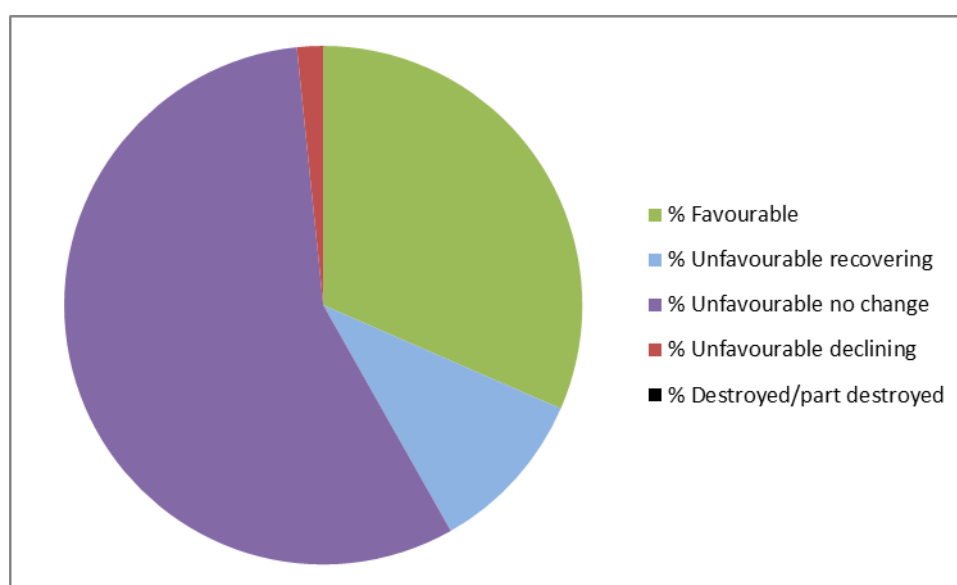
### **SSSI Condition Assessment**

SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area.

**Table 25 – SSSI Conditions in East Cambridgeshire**

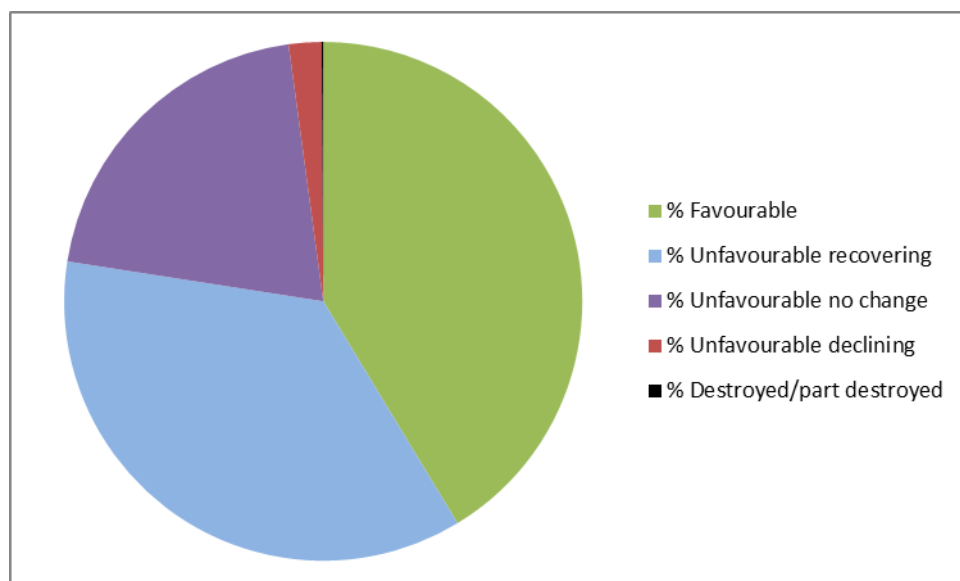
SSSI Condition in East Cambridgeshire	2015/16		2014/15	
	Area (ha)	%	Area (ha)	%
Favourable	746.4	31.5	746.4	31.5
Unfavourable recovering	243.3	10.3	243.3	10.3
Unfavourable no change	1339.0	56.6	1339.0	56.6
Unfavourable declining	38.6	1.6	38.6	1.6
Destroyed/part destroyed	0.0	0.0	0.0	0.0

There has been a change in the assessed condition of SSSI land in East Cambridgeshire during 2015/16. The change in the figures as seen above is due to the combined effect of Devils Dyke SSSI units 6 and 7 from changing Unfavourable no change to Unfavourable recovering and Out and Plunder Woods SSSI units 1 and 2 changing from Unfavourable recovering to Unfavourable declining. The majority of SSSI land is still deemed to be in the 'Unfavourable no change' category.

**Figure 3 – SSSI condition in East Cambridgeshire 2015/16****Table 26 – SSSI Conditions in Cambridgeshire**

SSSI Condition in Cambridgeshire	2015/16		2014/15	
	Area (ha)	%	Area (ha)	%
Favourable	3001.3	41.3	3007.8	41.4
Unfavourable recovering	2624.6	36.1	2658.5	36.6
Unfavourable no change	1481.2	20.4	1485.9	20.5
Unfavourable declining	148.3	2.0	103.2	1.4
Destroyed/part destroyed	7.1	0.1	7.1	0.1

**Figure 4 – SSSI condition in Cambridgeshire 2015/16**



### ***Non-Statutory Sites***

#### **County Wildlife Sites (CWS) in East Cambridgeshire**

County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership). CWSs have no statutory protection but are recognised in the planning system.

**Table 27 – County Wildlife Sites (CWS) in East Cambridgeshire**

<b>CWSs in East Cambridgeshire</b>	<b>2015/16</b>	<b>Change 14/15 - 15/16</b>
No. CWSs	81	0
Total area of the CWSs (ha)	1525.27	-19.79
Total length of linear sites (km)*	167.58	0
Total area of CWS land in district (ha)	1517.29	-19.79
Total length of linear sites in district (km)*	64.36	0

\* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be "the river and adjacent semi-natural habitat".

One County Wildlife Site has had its boundary significantly amended in East Cambridgeshire in the period 2015/16.

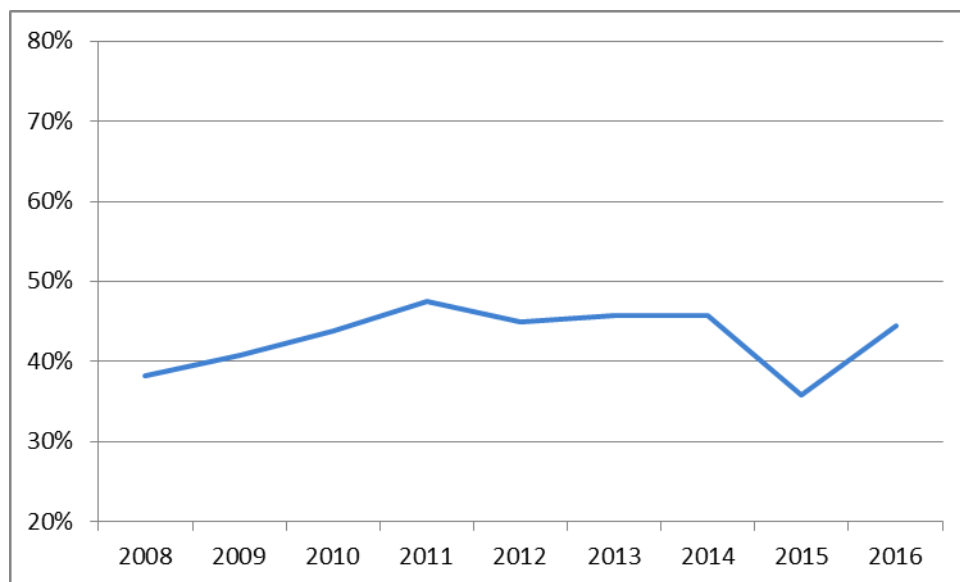
<b>Site Name</b>	<b>Change</b>	<b>Area</b>
Links Golf Course	Major boundary change to remove the gallops, which are no longer species rich	-19.79ha

CWSs and City Wildlife Sites (CiWS) are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197). This is the proportion of Local Sites where positive conservation management is being or has been implemented (Local Sites also include Local Geological Sites although there are none of these in East Cambridgeshire).

**Table 28 – Positive Conservation Management in East Cambridgeshire**

	2015/16	Change 14/15 - 15/16
Total number of Local Sites in East Cambridgeshire used in analysis	81	0
Number of Local Sites in East Cambridgeshire where positive conservation management is being or has been implemented during the last five years	36	+7
<b>% sites where positive conservation management is being or has been implemented during the last five years</b>	<b>44.4%</b>	<b>+8.6%</b>

There has been an increase in the percentage of sites deemed to be in positive conservation management during 2015/16. This is largely the result of a recovery from the previous year's score where at the time a set of woodland County Wildlife Sites had no evidence of Woodland Grant Schemes being in place. These woodlands are now shown to be in a Woodland Grant Scheme again. The overall score is, however, still relatively low in part because of the lack of surveys on County Wildlife Sites in East Cambridgeshire in recent years, leading to a lack of evidence. The trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.

**Figure 5 – SDL160 Score in East Cambridgeshire 2008-2016****Table 29 - County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire**

<b>CWSs in Cambridgeshire</b>	2015/16	Change 14/15 – 15/16
No. CWSs	370	0
Total area of the CWSs (ha)	5667.78	-19.85
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5629.26	-19.85
Total length of linear sites in authority area (km)*	240.46	0

<b>CiWSs in Cambridgeshire</b>	2015/16	Change 14/15 – 15/16
No. CiWSs	50	0
Total area of the CiWSs (ha)	164.74	0
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	164.74	0
Total length of linear sites in authority area (km)*	0	0



\*Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be "the river and adjacent semi-natural habitat".

No new County Wildlife Sites have been selected in the period 2015/16. Two County Wildlife Sites have had their boundaries amended in the period 2015/16. No County Wildlife Sites have been deselected in the period 2015/16.

Site Name	Change	Area (ha)
Jason Farm Grassland	Minor boundary reduction to adjust to fence line	-0.06ha
Links Golf Course	Major boundary change to remove the gallops, which are no longer species rich	-19.79ha

Local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197) - Proportion of Local Sites where positive conservation management is being or has been implemented (also includes Local Geological Sites and Cambridge City Wildlife Sites).

**Table 30 – Local Sites Conservation and Management**

	2015/16	Change 14/15 - 15/16
Total number of Local Sites in Cambridgeshire used in analysis	420	+1
Number of Local Sites in Cambridgeshire where positive conservation management is being or has been implemented during the last five years	239	+4
<b>% sites where positive conservation management is being or has been implemented during the last five years</b>	<b>56.9%</b>	<b>+0.8%</b>

## Sites affected by development

### East Cambridgeshire

At Fore Mill Wash, Ely, development of a new boathouse and associated infrastructure for Cambridge University has been on-going within the River Great Ouse County Wildlife Site on an area of the previously undeveloped southern flood plain. The development footprint within the County Wildlife Site is approximately 4.7 hectares.

\* Please refer to explanatory notes

### Explanatory Notes

The information provided in this document has been produced to fulfil requirements regarding the biodiversity element of monitoring local plans, with the aim of monitoring changes in biodiversity and the impact of development on biodiversity within the relevant local authority area.

To ensure consistency with previous reports and to allow comparison this report has been prepared to provide largely the same set of information as previous years. The contents of this report and some of the methods used in its preparation are summarised below.

In all cases in this report figures for the district are shown next to figures for the administrative county of Cambridgeshire for comparison.

The report contains information on the status of, and changes to statutory and non-statutory designated sites (sites recognised for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance).

Tables 12 to 26 show information on the status of statutory designated sites with any changes since the previous reporting year noted. Tables 25 and 26 show the condition of Sites of Special Scientific Interest in

terms of unit area. SSSI units are compartmentalised areas of SSSIs, which are monitored by Natural England and given an assessment of their condition in terms of their 'favourability'.

Tables 29 to 30 provide information on the status of non-statutory designated sites including County Wildlife Sites. This section includes information relating to the local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197) - the proportion of Local Sites where positive conservation management has been or is being implemented.

The last section shows information on sites that have been 'affected by development' in the year 2015/16. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of the designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

'Significantly affected' refers to situations where the integrity of the site has been impacted to such an extent to compromise the reasons for which the site was designated originally and/or to result in a possible future boundary change. This consultation has been undertaken, if necessary, with relevant individuals representing organisations within the Cambridgeshire and Peterborough County Wildlife Sites Group. This section primarily refers to sites which have been newly affected by development in the monitoring year - ongoing development within sites is not always mentioned here.

## Renewable Energy Generation

This data looks at the energy generation capacity provided from renewable energy sources.

**Table 31 – Installed renewable energy generation East Cambridgeshire**

INSTALLED CAPACITY (MEGAWATTS)						
EAST CAMBRIDGESHIRE	2011-12	2012-2013	2013-2014	2014-2015	2015-2016	Total
Wind	0.0000	0.0500	0.0110	0.0000	0.0000	<b>0.061</b>
Biomass	0.0055	2.4000	1.0000	0.0000	3.8500	<b>7.2555</b>
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	<b>0.0000</b>
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	<b>0.0000</b>
Photovoltaic	6.6869	20.9965	17.9703	27.8798	20.5161	<b>94.0496</b>
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	<b>0.0000</b>
<b>Total</b>	<b>6.6924</b>	<b>23.4465</b>	<b>18.9813</b>	<b>27.8798</b>	<b>24.3661</b>	<b>101.366</b>

Four proposals were completed in this monitoring year that contributed to the increase in renewable energy generation in East Cambridgeshire. Two proposals for photo voltaic cells were completed in Reach and Stretham with 20mw installed on a farm in the parish of Stretham. Two biomass proposals were completed in parishes of Snailwell and Stretham generation 3.85mw in total.

**Table 32 - Potential sites in East Cambridgeshire**

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2016	
EAST CAMBRIDGESHIRE	Amount
Wind	0.0050
Biomass	0.1990
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	51.7500
Hydro-power	0.000
<b>Total</b>	<b>51.9540</b>

*Note: The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from Ofgem. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.*