



East Cambridgeshire  
District Council

# East Cambridgeshire Authority's Monitoring Report 2018-19

Strategic Planning  
East Cambridgeshire District Council  
The Grange  
Nutholt Lane  
Ely  
Cambs  
CB7 4EE  
Telephone: 01353 665555  
Email: [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk)

It can also be viewed on our website at:  
<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>  
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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 fourth report to cover a period of the adopted Local Plan.
- 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 2018 – 31 March 2019. 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 Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a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 Business Intelligence (Research) Team unless otherwise stated.

### Period Covered

- 1.6 This AMR covers the period **1 April 2018 to 31 March 2019**.

### Key findings of the 2018/19 Monitoring Report

- 1.7 The following summarises the key findings of this AMR:
  - The 2015 Local Plan remains the main policy document for decision making during the monitoring period, and CIL continued to be operated.
  - A well advanced emerging Local Plan (which was to supersede the 2015 Local Plan) was withdrawn in February 2019. The Local Plan adopted in April 2015 continues to provide planning policy guidance in the decision making process.
  - 386 dwellings (net) were completed in 2018/19 in East Cambridgeshire and this represents an increase of 33% from the previous year completions (2017/18).
  - 63 affordable dwellings were completed which represents approximately 16.5% of gross dwelling completions in this monitoring year.

## 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 86,300 (mid-2015 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 20,720), whilst Soham (population 11,970) and Littleport (population 9,230) both serve more local catchments and have lower scales of commercial and retail provision.

- 1.10 The nearby city of Cambridge (population 134,080) 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 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 81 County Wildlife Sites – as well as areas identified as important for wildlife in the Cambridgeshire Biodiversity Action Plan. Many of these wildlife areas also provide opportunities for outdoor recreation and sport – particularly boating and fishing on the Fenland Rivers and waterways.

## Population

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

Table 1: - Cambridgeshire and Districts population estimates by districts mid 2011 to mid 2016 by Local Authority Area

	Mid-2011 estimate	Mid-2012 estimate	Mid-2013 estimate	Mid-2014 estimate	Mid-2015 estimate	Mid-2016 estimate	% Change mid-2011 to mid-2016	% Change mid-2015 to mid-2016
Cambridge	124,350	125,480	127,050	130,250	132,130	134,080	7.8%	1.5%
<b>East Cambridgeshire</b>	<b>84,100</b>	<b>84,710</b>	<b>85,280</b>	<b>85,740</b>	<b>86,300</b>	<b>86,580</b>	<b>2.9%</b>	<b>0.3%</b>
Fenland	95,870	96,420	97,240	97,880	99,170	99,200	3.5%	0.03%
Huntingdonshire	170,470	171,950	172,880	174,540	176,050	176,590	3.6%	0.3%
South Cambridgeshire	149,390	150,190	150,550	152,350	154,660	155,660	4.2%	0.6%
<b>Cambridgeshire</b>	<b>624,180</b>	<b>628,750</b>	<b>633,000</b>	<b>640,760</b>	<b>648,310</b>	<b>652,110</b>	<b>4.5%</b>	<b>0.6%</b>

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2016 population estimates

## 2.0 Authority's 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. An East Cambridgeshire LDS was adopted in October 2017 and came into force during the monitoring period of this report. The LDS 2017 is available to view on our website. A 'Live' update table which is updated approximately every month is also included on the same page: (<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) in the LDS (2017) was only one item: 'East Cambridgeshire Local Plan'. To meet regulation 34(1) (b) (i) and (ii), the LDS (2017) sets out the following timetable for the proposed documents' production, together with the stage reached during the monitoring period:

		Sustainability Scoping Report Consultation	Early Consultations	Proposed Submission Consultation	Submission to S of S	Hearing	Adoption
"East Cambridgeshire Local Plan"	East Cambridgeshire Local Plan						Adopted April 2015
	LDS (2017) target	September 2015`	Feb-March 2016, Jan- February 2017	Nov-December 2017	February 2018	Mar - August 2018	October 2018
	Emerging Local Plan Actual	December 2015	Feb-March 2016, Jan –February 2017	Nov-December 2017	February 2018	Stage 1 Hearing – June 2018 Stage 2 Hearing – September 2018	Plan not adopted - Emerging Local Plan Withdrawn February 2019

2.2 To meet regulation 34(1)(b)(iii), it is confirmed by the above table that the emerging "East Cambridgeshire Local Plan" was withdrawn. Stage 1 of the Hearing took place in June 2018 where strategic matters were discussed. At Stage 2 more detailed policies were discussed and this took place during September 2018. After receiving draft Main Modifications for consultation from the Planning Inspector, the Council decided to withdraw its Local Plan. To meet regulation 34(1)(c), no document specified in the LDS was adopted in the period April 2017 and March 2018 but the emerging Local Plan was withdrawn and the Local Plan adopted in 2015 continues to be used in the planning decision making process.

2.3 It is also confirmed that the LDS (2017) did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced. Listed below are the extant SPDs. Future AMRs will identify status of these SPDs.

- Developer Contributions SPD



- Community-Led Development SPD
- Contaminated Land SPD
- County Wildlife Sites SPD
- Design Guide SPD
- Renewable Energy (Commercial Scale) SPD
- Shop Fronts Design Guide SPD
- Cambridgeshire Flood and Water Supplementary Planning Document (SPD)

**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.*

2.4 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) – 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.*

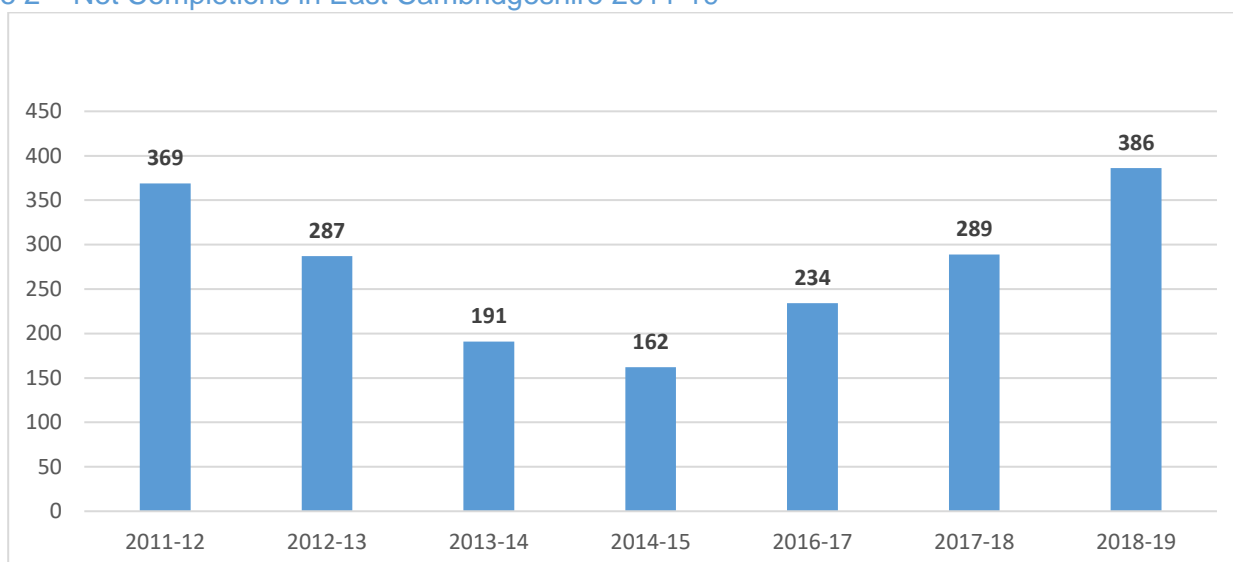
2.5 The delivery of new dwellings is a key focus for the Council. As at 31 March 2019, the adopted Local Plan (2015) is the relevant plan which specifies housing requirements. The Local Plan sets a target for 11,500 dwellings to be delivered within East Cambridgeshire between 2011 and 2031 (or 575 dwellings per annum). Table 2 shows the progress in this regards. In line with Government guidance, an allowance for older people's accommodation is included in the housing completion figure. In 2018/19 there were 373 net dwelling completions plus 13<sup>1</sup> older people's (C2) dwelling equivalents and this provides us with 386 net dwelling completions.

**Table 2 – East Cambridgeshire Net Housing Completions**

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Completions	369	287	191	162	181	234	289	386
Cumulative	369	656	847	1009	1190	1424	1713	2099
Average (last 8 years)	262							

<sup>1</sup> older people's accommodation in use class C2 completed within the 2018/19 monitoring year comprised a development of a 20 bed unit at Littleport (15/01403/FUM), providing equivalent of 13 dwellings when the government set ratio is applied.

Figure 2 – Net Completions in East Cambridgeshire 2011-19



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

Table 3 – Gross Housing Completions in East Cambridgeshire

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Completions	394	307	208	181	203	246	300	381
Cumulative	394	701	909	1090	1293	1539	1839	2220

2.7 Table 4 below demonstrates that 261 net dwellings, or around 70% of total completions in 18/19, have come forward in three market towns (Ely, Soham and Littleport). Over the last 17 years, the majority of development, specifically about 65%, has been in these three main parishes.

Table 4 – Net Dwelling Completions by Parish

	2018-2019	2002-2019
Ashley	1	20
Bottisham	1	159
Brinkley	0	4
Burrough Green	2	23
Burwell	28	380
Cheveley	1	130
Chippenham	0	17
Coveney	1	3
Covington	0	7
Dullingham	11	39
Ely	130	2,105
Fordham	6	118
Haddenham	10	166
Isleham	7	125
Kennett	0	16
Kirtling	1	12

Little Downham	3	156
Little Thetford	2	43
Littleport	39	947
Lode	8	23
Mepal	2	40
Reach	0	7
Snailwell	0	11
Soham	92	1,444
Stetchworth	0	120
Stretham	16	57
Sutton	1	349
Swaffham Bulbeck	5	51
Swaffham Prior	0	37
Wentworth	0	9
Westley Waterless	1	4
Wicken	3	46
Wilburton	0	88
Witcham	1	18
Witchford	1	103
Woodditton	0	84
<b>Total East Cambridgeshire</b>	<b>373</b>	<b>6,961</b>

### Gypsy and Traveller pitches

- 2.8 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).
- 2.9 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 2018/19 monitoring period there were no additional pitches completed in East Cambridgeshire district.

Table 5 – Additional Pitches: Gypsies, Travellers and Travelling Showpeople (Net)

Additional pitches for Gypsies, Travellers and Travelling Showpeople (Net)								Total
2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
0	9	0	12	6	1	0	0	28

### Affordable housing completions (Gross)

- 2.10 Table 6 sets out affordable housing completions over the past 8 years.
- 2.11 Affordable housing is monitored as gross completions. Between 1 April 2018 and 31 March 2019, there were 63 affordable dwelling completions which represent approximately 16.5% of gross dwelling completions in that year.

Table 6 – Affordable Housing Completions (Gross)

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
<b>Total Gross Completions (All Homes)</b>	394	307	208	181	203	246	300	381	2,220
<b>Affordable (Gross)</b>	82	14	24	19	54	11	88	63	355
<b>Percentage Affordable</b>	<b>20.8%</b>	<b>4.6%</b>	<b>11.5%</b>	<b>10.5%</b>	<b>26.6%</b>	<b>4.5%</b>	<b>29.3%</b>	<b>16.5%</b>	<b>15.9%</b>

### Housing densities

2.12 Table 7 below shows that the average density of development has been quite consistent over the last eight 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. However, in 2018/19, density was higher than previous years (37.9dph, compared with the 2002-18 average of 35.5dph). There is also some evidence suggesting a correlation between average density and total number of homes completed, with higher density achieved in years of higher overall completions.

Table 7 – Density of Completed Dwellings

<b>Average Density of Completed Dwellings in East Cambridgeshire (Dwellings per Hectare)</b>	
<b>2011-12</b>	44.3
<b>2012-13</b>	33.9
<b>2013-14</b>	39.4
<b>2014-15</b>	33.0
<b>2015-16</b>	36.4
<b>2016-17</b>	29.1
<b>2017-18</b>	30.1
<b>2018-19</b>	37.9
<b>Average (last 8 years)</b>	35.5

### Dwelling Size

2.13 As illustrated in table 8 Dwelling Sizes, in the 2018/19 monitoring year approximately 61% of total dwelling completions (gross) were of 3 or 4+ Beds. However, there was a notable jump in the monitoring year for 1-bed dwellings, recording its highest level since the start of the plan period in 2011.

Table 8 - Dwelling Sizes (based on gross completions)

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Total	% Total
<b>1 Bed</b>	35	14	10	32	22	12	17	68	210	9.46%
<b>2 Beds</b>	131	98	42	36	68	51	99	111	636	28.65%
<b>3 Beds</b>	123	105	86	48	43	81	98	120	704	31.71%
<b>4+ Beds</b>	101	82	70	56	63	101	86	82	641	28.87%
<b>Unknown Beds</b>	4	8	0	9	7	1	0	0	29	1.30%
<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>2,220</b>	<b>100%</b>

### Housing Land Supply in East Cambridgeshire

2.14 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 this shows the authority's current position regarding the five year land supply.

<http://www.eastcambs.gov.uk/local-development-framework/annual-monitoring-report>

2.15 Table 9 below shows housing supply in the district. This demonstrates a large supply is available with the district, both in the short term (next five years) and long term (years six onwards). For example, if 575 dwellings (Local Plan target) are built each year, it would take over 17 years to build all the supply identified below. Unfortunately, as can be seen from table 2, the housing completions has been well below that target in the past years. If the average completions rate (262 dwellings) were to continue over the plan period, the identified supply would take 35 years to be built out.

Table 9 – Total Supply as at 1 April 2019

Site Type at 01 April 2019		Total Five Year	Total Year Six Onwards	Total April 2019 onwards
Planning permission	Minor (non-major) development - schemes of less than 10 dwellings	927	0	927
	Dwellings (major) with detailed planning permission (e.g. Full, Reserved Matters)	1,434	55	1,489
	Dwellings (major) with outline permission	1,017	1,405	2,422
Allocated by Development	Dwellings allocated in development plan, without consent at base date	961	1,780	2,741
	<i>Of which, at base date Council had resolved to grant planning permission</i>	265	845	1,110
Not allocated, no consent	Dwellings on unallocated sites and without consent at base date	189	92	281
	<i>Of which, at base date Council had resolved to grant planning permission</i>	189	92	281
Other supply	Dwellings not deliverable within five year period, or insufficient evidence dwellings will be delivered within five year period	-	1,500	1,500
	Windfall allowance (50 dwellings per annum 2021 - 2031)	150	350	500
	Older people's accommodation (C2)	94	0	94
<b>Total</b>		<b>4,772</b>	<b>5,182</b>	<b>9,954</b>

## Self-Build Housing in East Cambridgeshire

- 2.15 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.
- 2.16 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>2</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.
- 2.17 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. On 31<sup>st</sup> October 2017, the 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 2018 to 31 March 2019) includes the self-build monitoring year 31 October 2017 to 30 October 2018. This is the first period in which a small fee was applied by the council for those wishing to put their names on the self-build register. At the end of that monitoring period, the following statistics applied:

### Self Build Register table

Base Period	Number On Part 1 at end of base period	Number On Part 2 at end of base period	Permissions Granted
31 Oct 2015 – 30 Oct 2016	60	0	N/A
31 Oct 2016 – 30 Oct 2017	90	0	N/A
31 Oct 2017 – 30 Oct 2018	8	1	18
31 Oct 2018 – 30 Oct 2019	Y	C	
31 Oct 2019 – 30 Oct 2020	Z	D	

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

Self-Build Permissions table

3 year period	Permissions Required (doesn't apply to anyone on Part 2)	Permissions Granted to date in period			Requirement met?
			Date approved	Plots	
31 Oct 2016 – 30 Oct 2019 (i.e. for base period 31 Oct 2015 – 30 Oct 2016)	60	15/01491/FUM - Land West Of The Cherry Tree Public House Cherrytree Lane Soham Cambridgeshire: -;	25 January 2017	6 plots	To be confirmed post 30 Oct 2019
		16/01551/OUM - Fordham Technology Centre 5 Station Road Fordham Ely Cambridgeshire CB7 5LW	3 July 2017	5 plots	
		16/01662/OUM - Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire: -	19 September 2018	5 plots	
		18/00840/OUT - College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG: -	25 September 2018	6 plots	
		17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	8 plots	
		Provisional total (as at 31 March 2019): -		30 plots	
31 Oct 2017 – 30 Oct 2020	90	16/01662/OUM - Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire: -	19 September 2018	5 plots	To be confirmed post 30 Oct 2020
		18/00840/OUT - College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG: -	25 September 2018	6 plots	
		17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	8 plots	
		Provisional total (as at 31 March 2019): -		19 plots	
31 Oct 2018 – 30 Oct 2021	8				To be confirmed post 30 Oct 2021
31 Oct 2019 – 30 Oct 2022	Y				To be confirmed post 30 Oct 2022

31 Oct 2020 – 30 Oct 2023	Z				To be confirmed post 30 Oct 2023



## Neighbourhood Planning

### **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.*

2.18 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2018/19, one neighbourhood development order was made ('adopted'), namely the Fordham Neighbourhood Plan on 18 December 2018. The Fordham Neighbourhood Plan now forms part of East Cambridgeshire's Development Plan and will be used by the Council in taking planning decisions. As regards other Neighbourhood Plans, in the monitoring period the following occurred:

- **Isleham** Neighbourhood Area was designated on 21 February 2019 for the purpose of neighbourhood planning.
- **Reach** Neighbourhood Area was designated on 18 February 2019 for the purpose of neighbourhood planning.
- **Witchford** Parish Council submitted an application to amend its designated Neighbourhood Area and this was approved by the council on 6 February 2019
- **Swaffham Bulbeck** Neighbourhood Area was designated by the Council on 7 January 2019.
- **Cheveley** Neighbourhood Area was designated on 10 December 2018.
- **Sutton** Parish Council submitted its Neighbourhood Plan for independent examination on 28 November 2018. The examination was held in February and March 2019.

Latest information on the examination and all other information on neighbourhood planning in East Cambridgeshire can be found on the website via the link.

<https://www.eastcambs.gov.uk/local-development-framework/neighbourhood-planning>

## Community Infrastructure Levy Report

### **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.

2.19 East Cambridgeshire District Council adopted a CIL Charging Schedule (see below) on 10 December 2012. <https://www.eastcamb.gov.uk/planning/community-infrastructure-levy>

<b>Development Type</b>	<b>CIL rate per square metre</b>
Residential Zone A – <b>Littleport and Soham</b>	£40
Residential Zone B - <b>Ely</b>	£70
Residential Zone C – <b>Rest of District</b>	£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

2.20 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 2018/19 financial year** (which aligns with this AMR monitoring period) 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.

### **East Cambridgeshire District Council Regulation 62 Monitoring Report - 2018/19**

<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	£3,223,323.51
4(b)	Total CIL expenditure for the reported year	£2,084,814.79
4(c)(i)	The items of infrastructure to which CIL (including land payments) has been applied	Leisure Centre Ely Southern Bypass Littleport Schools Burwell Recreation
4(c)(ii)	Amount of CIL expenditure on each item	Leisure Centre- £1,316,151.69

		Ely Southern Bypass- £370,989.05 Littleport Schools- £370,989.05 Burwell Recreation- £22,685.00
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	£161,166.18 (5%)
4(ca)(i)	Amount of CIL passed to any local council under Regulation 59A or 59B	£483,498.52
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	£2,855,469.71
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	£0.00
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

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

##### **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.*

2.21 It is confirmed that no joint plans or other applicable strategies were adopted or under preparation during the monitoring period 2018/19.

[Duty to Cooperate: Joint work on evidence documents on matters of strategic importance](#)

2.22 It is confirmed that no joint work on evidence documents on matters of strategic importance was undertaken during the monitoring period 2018/19.

## Other Items Reported on in this AMR

2.23 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. Please note that the information in this section is the same as reported on in the 2017/18 AMR, because no monitoring of such data took place during 2018/19.

### Additional employment floor space

2.24 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 2018.

Table 10 – Additional Employment Floor Space

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
<b>B1 - Unspecified</b>	186	0	0	0	636	536	0	1,358
<b>B1a - Offices</b>	368	929	1,896	544	5,422	4,442	668	14,269
<b>B1b - Research</b>	0	0	1,020	104	307	0	100	1,531
<b>B1c - Light Industry</b>	1,262	780	2,100	475	763	1,238	388	7,006
<b>B2 - General Industry</b>	0	2,776	1,105	2,643	6,536	891	887	14,887
<b>B8 - Storage and Distribution</b>	3,912	632	3,666	13,310	5,405	16,719	10,398	54,041
<b>Total</b>	<b>5,728</b>	<b>5,117</b>	<b>9,787</b>	<b>17,076</b>	<b>19,069</b>	<b>23,826</b>	<b>12,441</b>	<b>93,042</b>

2.25 For the period 2017-18 a total of 12,441 sq m of additional employment floor space was created in East Cambridgeshire. This was lower than previous recent year completions. It is mostly accounted for by completions in B8.

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

2.26 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 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 11 – Floor space completed for “town centre uses” in town centre areas

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
<b>A1 Retail*</b>	-533	0	-264	43	-240	-90	-189	-1273
<b>A2 Professional Services</b>	0	0	0	0	-39	0	0	-39
<b>B1a Offices</b>	-395	0	0	68	-405	0	0	-732
<b>D2 Assembly and Leisure</b>	0	0	0	0	0	0	0	0
<b>Total</b>	<b>-928</b>	<b>0</b>	<b>-264</b>	<b>111</b>	<b>-684</b>	<b>0</b>	<b>-189</b>	<b>-1,954</b>

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

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

- **Ely** has seen a net loss of -4,457 sq.m. in town centre activities since 2002. Most of the changes have been in the retail sector with a considerable number of changes of shops to other uses – particularly restaurants, beauty related and A2 office which has resulted in overall net loss in ‘town centre uses’ floorspace.
- Very little activity has taken place in **Littleport** town centre between 2002 and 2018.
- **Soham** has seen a loss of town centre floorspace between 2002 and 2018. 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.

2.28 Table 11 shows the total completed floor space for ‘town centre uses’ across the whole district.

Table 12 - Total Completed Floor Space in East Cambridgeshire Area

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
A1 Retail*	4,182	593	1,368	276	212	202	-252	6,581
A2 Financial Services	-103	-142	127	0	17	0	449	348
B1a Offices	-271	-991	797	-341	4,443	4,322	15	7,974
D2 Assembly and Leisure	974	-615	2,362	-593	3,801	3,833	3,967	13,729
Total	4,782	-1,155	4,654	-658	8,473	8,446	4,179	28,721

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

2.29 Tables 10 and 11 demonstrate that while there has been a decrease in floorspace within the ‘town centres’ of market towns of -1,954 sq m between 2011 and 2018, there has been considerable increase in floorspace of ‘town centre uses’ in out of centre locations, of 28,721 sq m over the same period. Of particular note was the completion of a large cinema (D2) and other leisure uses at Ely Leisure Village in 2017 and this trend of increase in leisure uses continues in 2018 with the opening of the Hive leisure centre.

## Environmental Quality

2.30 Data on Environmental Quality becomes available later in the year and this will be published on our website as soon as it becomes available.

## Renewable Energy Generation

This data looks at the energy generation capacity provided from renewable energy sources. Cambridgeshire County Council used to supplied this data.

Table 13 – Installed renewable energy generation East Cambridgeshire

INSTALLED CAPACITY (MEGAWATTS)								
East Cambridgeshire	2011-12	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
Wind	0.0000	0.0500	0.0110	0.0000	0.0000	0.0000	0.0000	<b>0.0610</b>
Biomass	0.0055	2.4000	1.0000	0.0000	3.8500	0.0000	0.1640	<b>7.4195</b>
Landfill gas	0.0000	0.0000	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	0.0000	0.0000	<b>0.0000</b>
Photovoltaic	6.6263	20.9893	17.9723	28.0770	21.5632	12.1220	5.4156	<b>112.7657</b>
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	<b>0.0000</b>
<b>Total</b>	<b>6.6318</b>	<b>23.4393</b>	<b>18.9833</b>	<b>28.0770</b>	<b>25.4132</b>	<b>12.1220</b>	<b>5.5796</b>	<b>120.2462</b>

Table 14 - Potential sites in East Cambridgeshire

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2018	
East Cambridgeshire	Amount
Wind	0.0990
Biomass	0.0000
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	39.5150
Hydro-power	0.0000
<b>Total</b>	<b>39.6140</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.*