



East Cambridgeshire  
District Council

# East Cambridgeshire Authority's Monitoring Report (AMR) 2019-20

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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 2011 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 2019 – 31 March 2020. 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 Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a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 2019 to 31 March 2020**.

### Key findings of the 2019/20 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 (plus Neighbourhood Plans, where they apply), and CIL continued to be operated.
  - The Local Plan adopted in April 2015 continues to provide planning policy for decision making.
  - 514 dwellings (net, and allowing for C2 equivalent dwellings) were completed in 2019/20 in East Cambridgeshire and this represents a significant increase from the previous year completions (2018/19), and the fifth year in a row that completions have increased.
  - 67 affordable dwellings were completed 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 65,172 ha, and has a population of 88,060 (mid-2018 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 12,440) and Littleport (population 9,400) both serve more local catchments and have lower scales of commercial and retail provision.

- 1.10 The nearby city of Cambridge (population 136,850) 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 2018 by Local Authority Area

	Mid-2011 estimate	Mid-2016 estimate	Mid-2017 estimate	Mid-2018 estimate	% Change mid-2011 to mid-2018	% Change mid-2017 to mid-2018
Cambridge	124,350	134,080	134,880	136,850	10.05%	1.46%
<b>East Cambridgeshire</b>	<b>84,100</b>	<b>86,580</b>	<b>87,420</b>	<b>88,060</b>	<b>4.71%</b>	<b>0.73%</b>
Fenland	95,870	99,200	100,430	101,260	5.62%	0.83%
Huntingdonshire	170,470	176,590	178,050	178,970	4.99%	0.52%
South Cambridgeshire	149,390	155,660	156,680	157,470	5.41%	0.50%
<b>Cambridgeshire</b>	<b>624,180</b>	<b>652,110</b>	<b>657,460</b>	<b>662,610</b>	<b>6.16%</b>	<b>0.78%</b>

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2018 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. During the reporting period of this AMR, there were two LDSs in force. The first was adopted in 2017, and the second adopted in October 2019. For completeness, the two LDSs are reported on below:

#### **October 2017 LDS (in force until October 2019)**

2.2 An East Cambridgeshire LDS was adopted in October 2017 and was in force during the first half of the monitoring period of this report. 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:

LDS 2017		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
	Emerging Local Plan 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

2.3 To meet regulation 34(1)(b)(iii), it is confirmed by the above table that the emerging "East Cambridgeshire Local Plan", as set out in the 2017 LDS, was withdrawn. To meet regulation 34(1)(c), no document specified in the 2017 LDS was adopted in the period April 2019 and March 2020 but the emerging Local Plan was previously withdrawn and the Local Plan (adopted in 2015) continues to be used in the planning decision making process.

2.4 It is also confirmed that the LDS (2017) did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced.

**October 2019 LDS (in force from October 2019)**

2.5 An updated East Cambridgeshire LDS was adopted in October 2019 and came into force midway through the monitoring period of this report. The LDS 2019 is available to view on our website (please note a further updated LDS was published in October 2020, but this is not reported on in this AMR). To meet regulation 34(1) (a), the title of Local Plans (DPDs) in the LDS (2019) was only one item: ‘East Cambridgeshire Local Plan’. To meet regulation 34(1) (b) (i) and (ii), the LDS (2019) did not set any timetable for the production of new documents i.e. no new DPDs were proposed to be produced:

		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 (2019) target	No date set	No date set	No date set	No date set	No date set	No date set
	Emerging Local Plan Actual	No date set	No date set	No date set	No date set	No date set	No date set

2.6 The Local Plan adopted in 2015 therefore continues to be used in the planning decision making process.

2.7 It is also confirmed that the LDS (2019) did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced. Listed below are the extant SPDs, as at the end of the Monitoring period (March 2020). An up to date status of these SPDs can be found on our website.

- 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)

2.8 Two SPDs (Custom and Self-Build Housing and Natural Environment) were under preparation during the monitoring period. A six week consultation period started in mid- February and ended at the end of March 2020 for both documents. Both of the SPDs were subsequently adopted after the end of the monitoring period (in October 2020).

**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.*

2.9 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) – 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.

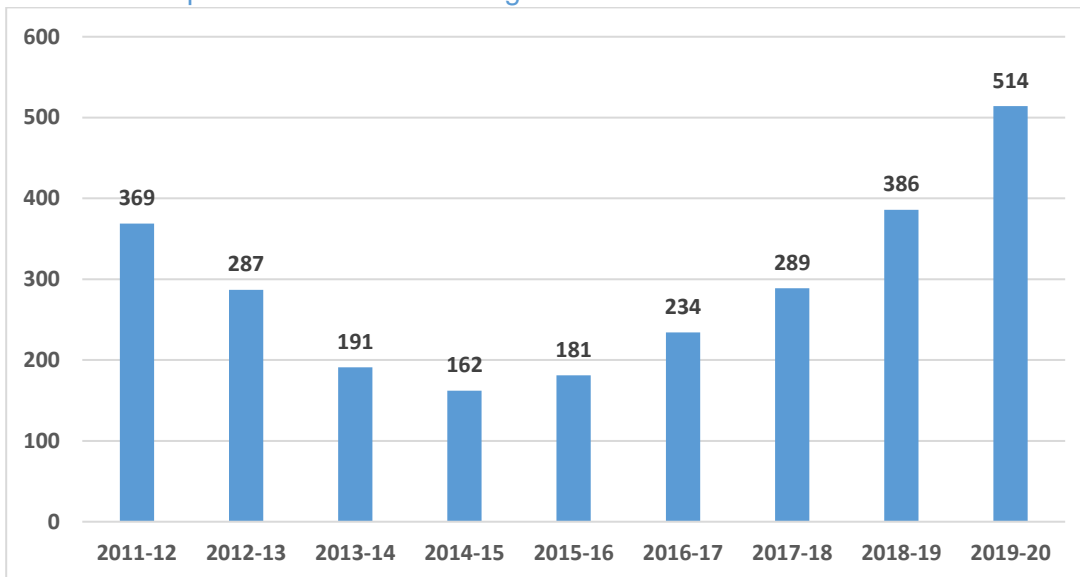
2.10 The delivery of new dwellings is a key focus for the Council. For the reporting period April 2019-March 2020, the adopted Local Plan (2015) is the most recent plan which specifies housing requirements. The Local Plan sets a target for 11,500 dwellings to be delivered within East Cambridgeshire between 2011 and 2031 (or 575 dwellings per annum). Table 2 shows the progress in this regard. There were 21 losses (eg demolition) in 2019/20, and these have been deducted. In line with Government guidance, an allowance for older people's accommodation is now included in the housing completion figure (from 2018/19 onwards – 13 in 2018/19). In 2019/20 there were 470 net dwelling completions plus 44<sup>1</sup> care/older people's (C2) dwelling equivalents and this provides us with 514 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	2019-20
Completions (net) (includes C2 equivalent from 2018/19)	369	287	191	162	181	234	289	386	514
Cumulative	369	656	847	1009	1190	1424	1713	2099	2613
Average (last 9 years)	290								

<sup>1</sup> accommodation in use class C2 completed within the 2019/20 monitoring year comprised a development of a 66 bed care unit at Ely, providing equivalent of 44 dwellings when the government set ratio is applied.

Figure 2 – Net Completions in East Cambridgeshire 2011-19



2.11 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:

Table 3 – Gross Housing Completions in East Cambridgeshire (excluding C2 equivalent)

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Completions	394	307	208	181	203	246	300	381	491
Cumulative	394	701	909	1090	1293	1539	1839	2220	2711

2.12 Table 4 below demonstrates that 336 net dwellings, or around 65% of total completions in 19/20, have come forward in three market towns (Ely, Soham and Littleport). This is in line with the Local Plan policies which direct growth to these market towns.

Table 4 – Net Dwelling Completions by Parish (including C2 equivalent)

Parish	Gross completions	Losses	Net total
Burrough Green CP	6	0	6
Burwell CP	30	3	27
Cheveley CP	12	0	12
Coveney CP	5	1	4
Dullingham CP	2	0	2
Ely CP	153	2	151
Fordham CP	4	0	4
Haddenham CP	15	2	13

Isleham CP	17	1	16
Kirtling CP	8	0	8
Little Downham CP	6	2	4
Little Thetford CP	7	0	7
Littleport CP	124	3	121
Lode CP	1	2	-1
Mepal CP	5	0	5
Reach CP	2	0	2
Soham CP	65	1	64
Stretham CP	26	2	24
Sutton CP	6	0	6
Swaffham Bulbeck CP	1	1	0
Swaffham Prior CP	1	0	1
Wentworth CP	1	0	1
Wicken CP	2	0	2
Wilburton CP	16	1	15
Witcham CP	1	0	1
Witchford CP	15	0	15
Woodditton CP	4	0	4
<b>Totals</b>	<b>535</b>	<b>21</b>	<b>514</b>

### Gypsy and Traveller pitches

2.13 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).

2.14 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 2019/20 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)									
2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Total
0	9	0	12	6	1	0	0	0	28

### Affordable housing completions (Gross)

2.15 Table 6 sets out affordable housing completions over the past 9 years.

2.16 Affordable housing is monitored as gross completions. Between 1 April 2019 and 31 March 2020, there were 67 affordable dwelling completions which represent approximately 13.6% 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	2019-20	Total
<b>Total Gross Completions (All Homes) (excludes C2 equivalent)</b>	394	307	208	181	203	246	300	381	491	2,711
<b>Affordable (Gross)</b>	82	14	24	19	54	11	88	63	67	422
<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>13.6%</b>	<b>15.6%</b>

### Housing densities

2.17 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 2019/20, density was significantly lower than previous 8 years.

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>2019-20</b>	21.6
<b>Average (last 8 years)</b>	33.9

## Dwelling Size

2.18 As illustrated in table 8 Dwelling Sizes, in the 2019/20 monitoring year approximately 63% of total dwelling completions (gross) were of 3 or 4+ Beds. However, there was a notable jump in the monitoring year for 4-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	2019-20	Total	% Total
<b>1 Bed</b>	35	14	10	32	22	12	17	68	32	242	8.93%
<b>2 Beds</b>	131	98	42	36	68	51	99	111	97	733	27.04%
<b>3 Beds</b>	123	105	86	48	43	81	98	120	170	874	32.24%
<b>4+ Beds</b>	101	82	70	56	63	101	86	82	182	823	30.35%
<b>Unknown Beds</b>	4	8	0	9	7	1	0	0	10	39	1.43%
<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>2,711*</b>	<b>100%</b>

\*excludes C2 dwelling equivalents

## Housing Land Supply in East Cambridgeshire

2.19 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>

## Self-Build Housing in East Cambridgeshire

2.20 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.

2.21 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.

2.22 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, 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 2019 to 31 March 2020) includes

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

the self-build monitoring year 31 October 2018 to 30 October 2019. At the end of that monitoring period, the following statistics applied:

Table 9 - Self-Build Register table

<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>
<b>31 Oct 2015 – 30 Oct 2016</b>	60	0
<b>31 Oct 2016 – 30 Oct 2017</b>	90	0
<b>31 Oct 2017 – 30 Oct 2018</b>	8	1
<b>31 Oct 2018 – 30 Oct 2019</b>	3	1
<b>31 Oct 2019 – 30 Oct 2020</b>	Z	D

Table 10- 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	<b>6 plots</b>	The requirement was 60, but only 40 plots were granted consent.
		16/01551/OUM - Fordham Technology Centre 5 Station Road Fordham Ely Cambridgeshire CB7 5LW	3 July 2017	<b>5 plots</b>	
		17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	<b>8 plots</b>	
		16/01662/OUM - Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire: -	19 September 2018	<b>5 plots</b>	
		18/00840/OUT - College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG: -	25 September 2018	<b>6 plots</b>	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	<b>10 Plots</b>	
		TOTAL: -		<b>40 plots</b>	
31 Oct 2017 – 30 Oct 2020	90	17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	<b>8 plots</b>	To be confirmed post 30 Oct 2020
		16/01662/OUM - Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire: -	19 September 2018	<b>5 plots</b>	
		18/00840/OUT - College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG: -	25 September 2018	<b>6 plots</b>	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	<b>10 Plots</b>	
		19/01612/OUT – Land south of 8 Millfield Lane, Wilburton	15 November 2019	<b>1Plot</b>	
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	<b>1Plot</b>	
		Provisional total (as at 31 March 2020): -		<b>31 plots</b>	

31 Oct 2018 – 30 Oct 2021	8	19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	<b>10 Plots</b>	YES – the requirement was 8, but already 17 plots have been granted consent in the period 2018-21, exceeding the target
		19/01612/OUT – Land south of 8 Millfield Lane, Wilburton	15 November 2019	<b>1Plot</b>	
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	<b>1Plot</b>	
		18/01464/OUT- 3 Main St. Wentworth, Ely	11 January 2019	<b>3 Plots</b>	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	<b>2 Plots</b>	
		Provisional total (as at 31 March 2021):		<b>17 Plots</b>	
31 Oct 2019 – 30 Oct 2022	3	19/01612/OUT – Land south of 8 Millfield Lane, Wilburton	15 November 2019	<b>1 Plot</b>	YES – the requirement was 3, but already 7 plots have been granted consent in the period 2019-22, exceeding the target
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	<b>1 Plot</b>	
		18/01464/OUT- 3 Main St. Wentworth, Ely	11 January 2019	<b>3 Plots</b>	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	<b>2 Plots</b>	
		Provisional total (as at 31 March 2022):		<b>7 plots</b>	
31 Oct 2020 – 30 Oct 2023	Z				To be confirmed post 30 Oct 2023

2.23 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. Table below shows how many CIL exemptions were claimed in ECDC in last three years. This information is also repeated in the detailed CIL commentary section later in this document.

	2017-2018	2018-2019	2019-20	Total
<b>Total Gross Completions (All Homes) (excludes C2)</b>	300	381	491	1,172
<b>Self-Build CIL Exemptions</b>	93	78	94	265
<b>Percentage Affordable</b>	<b>31.0%</b>	<b>20.5%</b>	<b>19.1%</b>	<b>22.6%</b>



## 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.*

2.24 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2019/20, one neighbourhood plan was made ('adopted'), namely the Sutton Neighbourhood Plan on 30<sup>th</sup> May 2019. Sutton and Fordham Neighbourhood Plans now form 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 notable matters occurred:

- Consultation on the **Witchford Neighbourhood Plan** was carried out between 12 June and 25 July 2019. In October 2019, Witchford Parish Council submitted its draft Neighbourhood Plan to East Cambridgeshire District Council for independent examination. The Council published the draft Witchford Neighbourhood Plan for a period of six weeks prior to submitting the plan for examination. The examiner's report, the Council's Decision Statement and the referendum version of the Witchford Neighbourhood Plan are available to download from our website (see link below). The Plan passed referendum in March 2020. (Note: post the end date of this AMR monitoring period, the Plan has subsequently been 'made' by ECDC).
- **Haddenham** Neighbourhood Area was designated on 6<sup>th</sup> August 2019 for the purpose of neighbourhood planning.
- **Soham** Neighbourhood Area was designated on 12<sup>th</sup> June 2019 for the purpose of neighbourhood planning.
- A number of other parish and town councils continue to prepare a Neighbourhood Plan for their area.

2.25 Latest 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.

- 2.26 East Cambridgeshire District Council adopted a CIL Charging Schedule (see below) on 10 December 2012. <https://www.eastcambbs.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

- 2.27 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 2019/20 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.

**Community Infrastructure Levy Matters**

**Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2  
Section 1**

- a) The total value of demand notices issued in the reported period is £4,428,054.26. Of this amount £4,418,860.59 is from liable floorspace, £9,193.67 is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations and £0.00 is late payment interest accrued.
- b) The total amount of CIL receipts collected within the reported period totals £4,953,222.40.
- c) The amount of CIL receipts collected prior to the reported period totals £8,910,180.38. 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
<b>Cash</b>	£8,910,180.38	£8,910,180.38
<b>Land Payment</b>	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period that has been allocated in relation to cash received is £0.00 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
<b>Admin CIL</b>	£0.00
<b>Neighbourhood CIL</b>	£0.00
<b>CIL Land Payments</b>	£0.00
<b>Other CIL Cash</b>	£0.00
<b>Total Value</b>	£0.00

- f) The total amount of CIL allocated and not spent during the reported period is as follows:

Type	Allocated	Spent	Remaining
<b>Admin CIL</b>	£0.00	£0.00	£0.00
<b>Neighbourhood CIL</b>	£0.00	£0.00	£0.00
<b>CIL Land Payments</b>	£0.00	£0.00	£0.00
<b>Other CIL Cash</b>	£0.00	£0.00	£0.00

- 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

- 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

iii) The amount of CIL collected towards administration expenses collected is £247,661.12. This is 5% of the total CIL receipts collected (£4,953,222.40) in the reported period.

East Cambridgeshire District Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year is £0.00.

- 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

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A and 59B are as follows:

Zone	Date	Amount Passed

The following amounts were allocated towards neighbourhood zones under Regulation 59B during the reported year:

Zone	Amount	Date	Re-allocated from

- 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):

Infrastructure	Amount	Date	Spend Description

- j) i) The total collected by East Cambridgeshire District Council for the reported year under Regulation 59E was £0.00 and under Regulation 59F was £0.00.

- ii) The amount of CIL allocated during the reported year under Regulation 59E during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date

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

Infrastructure	Amount	Date	Spend Description

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

Infrastructure	Neighbourhood Zone	Amount	Date

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

Infrastructure	Amount	Date	Spend Description

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

Neighbourhood Zone	Amount Requested

- 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

- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that has not been spent is £3,721,537.58.  
 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 has not been spent is £10,749,997.87.  
 iii) The amount CIL collected and that has not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£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
Regulation 59E	£0.00
Regulation 59F	£0.00

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. 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. Table below shows how many CIL exemptions were claimed in ECDC in last three years.

	2017-2018	2018-2019	2019-20	Total
<b>Total Gross Completions (All Homes) (excludes C2)</b>	300	381	491	1,172
<b>Self-Build CIL Exemptions</b>	93	78	94	265
<b>Percentage Affordable</b>	<b>31.0%</b>	<b>20.5%</b>	<b>19.1%</b>	<b>22.6%</b>

**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 £2,029,428.07. 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 £197,803.99.
- c) The total amount of money received prior to the reported year that has not been allocated is £1,557,536.04.
- 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 is 0.

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

Education Type	Number of school places

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

Education Type	Number of school places	Funding Source

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £0.00. Of this amount £0.00 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £0.00. Of this amount £0.00 was spent by a third party on behalf on 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

- 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

- 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

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 £2,681,479.50. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

### 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 included in the matters under **Schedule 2 Section 3** of this report. Please see the allocation and spending sections to see the allocation and spending of any financial matters described below.

Date	Application/Deed/Clause/Covenant	Amount

## Other Items Reported on in this AMR

- 2.28 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 2019/20.**

### Additional employment floor space

- 2.29 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 11 shows the additional floor space created for employment in East Cambridgeshire over the period 01 April 2011 to 31 March 2018.

Table 11 – 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>

- 2.30 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”

- 2.31 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 12 illustrates the steady decline in retail floorspace within the area defined as Town Centre.

Table 12 – 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



2.32 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.

2.33 Table 13 shows the total completed floor space for ‘town centre uses’ across the whole district.

Table 13 - 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

2.34 Tables 12 and 13 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

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