



East Cambridgeshire
District Council

East Cambridgeshire Authority's Monitoring Report (AMR) 2021-22

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<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 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 2021 – 31 March 2022. 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 Formal guidance on AMRs was withdrawn in March 2011 and local planning authorities now have much greater freedom to choose which targets and indicators to monitor, albeit the regulations require a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 2021 to 31 March 2022**.

Key findings of the 2021-22 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.
 - 619 dwellings (net, and allowing for C2 equivalent dwellings) were completed in 2021/22 in East Cambridgeshire and this was the highest completions since monitoring began on the current Local Plan. Apart from last covid affected monitoring year (20/21), there has been steady increase in housing completions since 2014/15.
 - 154 affordable dwellings were completed in this monitoring year. This is the highest number of affordable housing completed in the district and almost the double the previous best in 2017/18.

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 89,820 (mid-2020 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 21,050), whilst Soham (population 13,700) and Littleport (population 9,800) both serve more local catchments and have lower scales of commercial and retail provision.

- 1.10 The nearby city of Cambridge (population 137,950) exerts a significant influence over the whole district as a major economic, social and cultural centre. The success of the Cambridge economy has caused the district to experience considerable pressure for housing growth. Rapid population growth has also placed pressure on local infrastructure and service provision – for example, education, transport, health services, recreation and utility services.
- 1.11 Unemployment in the district remains low by regional and national standards. 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 2021 by Local Authority Area

	Mid-2011 estimate	Mid-2016 estimate	Mid-2020 estimate	Mid-2021 estimate	% Change mid-2011 to mid-2021
Cambridge	124,350	133,450	137,780	137,950	10.09%
East Cambridgeshire	84,100	86,980	89,060	89,820	6.80%
Fenland	95,870	99,860	102,390	102,850	7.28%
Huntingdonshire	170,470	177,410	180,770	182,420	7.01%
South Cambridgeshire	149,390	156,080	160,950	163,300	9.31%
Cambridgeshire	624,180	653,770	670,950	676,350	8.36%

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2021 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. For the first half of the monitoring year, the LDS in force was adopted in 2019, and for the second half of the monitoring year a new LDS was adopted in October 2020. The latter is referenced below, and monitored against. (Note: a further LDS update was adopted in April 2022, but this falls outside of the monitoring year so not reported on here).

October 2020 LDS

2.2 The East Cambridgeshire LDS sets out the timetable for East Cambridgeshire for the period 2020 to 2023. It explains when the Council intends to reach key stages in the preparation of a single-issue update to the Local Plan.

2.3 Single Issue Local Plan Review

The Council is undertaking a Single-Issue Review of the East Cambridgeshire Local Plan 2015. The need to review the Local Plan was triggered by a number of factors including:

- the need to re-examine the appropriate level of housing growth;
- to ensure the Local Plan remains up to date.

The review is known as a 'Single Issue Review' because it focusses on one primary aspect of the Local Plan only. For the avoidance of doubt, the vast majority of the Local Plan 2015 will not be amended.

2.4 The Council carried out two consultations on the very limited partial update of its 2015 East Cambridgeshire Local Plan. One area that has been identified as needing update, namely Policy GROWTH1 which uses an out of date housing requirement figure. The first consultation period ended on 7 May 2021 and the second period of consultation ended on 7 February 2022. (Note: the plan update continued to make progress from April 2022 onwards, but this is outside of the monitoring period).

LDS – October 2020		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
	Local Plan Review LDS (2020) target timetable	December 2020`	March - April 2021; and Jan-February 2022	July- August 2022	November 2022	November 22 - August 2023	October 2023
	Emerging Local Plan Actual timetable	December 2020	March – May 2021 December 2021- February 2022	TBC* *To be confirmed	TBC	TBC	TBC

2.5 To meet regulation 34(1)(b)(iii), it is confirmed there are no documents behind the timetable in the LDS 2020. To meet regulation 34(1)(c), no document specified in the 2020 LDS was adopted in the period April 2021 and March 2022. The Local Plan (adopted in 2015) continues to be used in the planning decision making process.

2.6 It is also confirmed that the LDS (2020) did not stipulate any Supplementary Planning Documents (SPDs) that were to be produced.

2.7 Listed below are the extant SPDs, as at the end of the Monitoring period (March 2022).

- 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)
- Custom and Self- Build Housing SPD
- Natural Environment SPD
- Climate Change SPD

2.9 An up to date status of SPDs can be found on our website. (<https://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>). Currently, there are no new SPDs being prepared.

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.

2.10 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

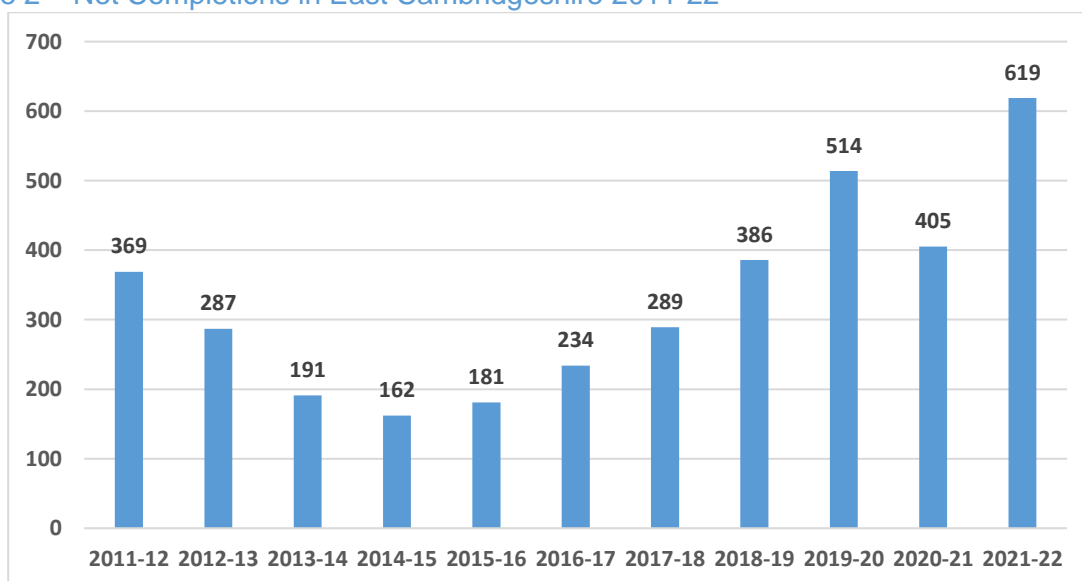
(b) since the policy was first published, adopted or approved.

2.11 The delivery of new dwellings is a key focus for the Council. For the reporting period April 2021-March 2022, 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 7 losses (eg demolition) in 2021/22, 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. There were no completions of older people's C2 dwellings in the 21/22 reporting year.

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	2020-21	2021-22
Completions (net) (includes C2 equivalent from 2018/19)	369	287	191	162	181	234	289	386	514	405	619
Cumulative	369	656	847	1009	1190	1424	1713	2099	2613	3018	3637
Average (last 11 years)	331										

Figure 2 – Net Completions in East Cambridgeshire 2011-22



2.12 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	2020-21	2021-22
Completions	394	307	208	181	203	246	300	381	491	415	626
Cumulative	394	701	909	1090	1293	1539	1839	2220	2711	3126	3752

2.13 Table 4 below demonstrates that 174 net dwellings, or around 28.1% of total completions in 21/22, 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. However, several of the larger villages in particular Fordham and Witchford also made significant contributions in the monitoring year.

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

Parish	Dwellings		
	Gains	Losses	Net Total
Ashley CP	1	0	1
Burwell CP	10	1	9
Cheveley CP	7	1	6
Coveney CP	8	0	8
Ely CP	109	0	109
Fordham CP	135	0	135
Haddenham CP	20	2	18
Isleham CP	68	0	68
Kirtling CP	3	0	3
Little Downham CP	27	0	27
Little Thetford CP	1	0	1
Littleport CP	25	1	24
Mepal CP	7	0	7
Soham CP	41	0	41
Stetchworth CP	3	0	3
Sutton CP	43	1	42
Wicken CP	21	1	20
Wilburton CP	5	0	5
Witcham CP	2	0	2
Witchford CP	89	0	89
Woodditton CP	1	0	1
Total	626	7	619

Gypsy and Traveller pitches

2.14 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).

2.15 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 2020/21 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	2020-21	2021-22	Total
0	9	0	12	6	1	0	0	0	0	0	28

Affordable housing completions (Gross)

2.16 Table 6 sets out affordable housing completions over the past 10 years.

2.17 Affordable housing is monitored as gross completions. Between 1 April 2021 and 31 March 2022, there were 154 affordable dwelling completions which represent approximately 24.6% of gross dwelling completions in that year. This is the highest number of affordable housing completed in the district in the plan period and almost double the previous best in 2017/18.

Table 6 – Affordable Housing Completions (Gross)

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2020-2021	Total
Total Gross Completions (All Homes) (excludes C2 equivalent)	394	307	208	181	203	246	300	381	491	415	626	3,752
Affordable (Gross)	82	14	24	19	54	11	88	63	67	57	154	633
Percentage Affordable	20.8%	4.6%	11.5%	10.5%	26.6%	4.5%	29.3%	16.5%	13.6%	13.7%	24.6%	16.9%

Housing densities

2.18 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 and 2020-21, in these two years, density was significantly lower than previous 8 years. Due to a change in monitoring systems, we were unable to determine a density figure for the most recent monitoring year.

Table 7 – Density of Completed Dwellings

Average Density of Completed Dwellings in East Cambridgeshire (Dwellings per Hectare)	
2011-12	44.3
2012-13	33.9
2013-14	39.4
2014-15	33.0
2015-16	36.4

2016-17	29.1
2017-18	30.1
2018-19	37.9
2019-20	21.6
2020-21	23.6
2021-22	No data
Average (2011 to 2021)	32.9

Dwelling Size

- 2.19 As illustrated in table 8 Dwelling Sizes, in the 2021/22 monitoring year approximately 64% of total dwelling completions (gross) were of 3 or 4+ Beds. The demand for larger properties in the district continues as reflected in the completions of 4+ Beds dwellings. This is the second in which more 4+ bedroom dwellings have been completed than any other bedroom sized dwellings.

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	2020-21	2021-22	Total	% Total
1 Bed	35	14	10	32	22	12	17	68	32	31	23	296	7.89%
2 Beds	131	98	42	36	68	51	99	111	97	72	155	960	25.58%
3 Beds	123	105	86	48	43	81	98	120	170	130	243	1,247	33.23%
4+ Beds	101	82	70	56	63	101	86	82	182	182	203	1,208	32.19%
Un-known Beds	4	8	0	9	7	1	0	0	10	0	2	41	1.09%
Total	394	307	208	181	203	246	300	381*	491*	415*	626*	3,752*	100%

*excludes C2 dwelling equivalents

Housing Land Supply in East Cambridgeshire

- 2.20 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

- 2.21 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.
- 2.22 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'¹ (i.e.

¹ see the S&CH Act, as amended by the Housing and Planning Act, section 2(A)(2)

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.

- 2.23 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 31st October 2017, Councils were allowed to charge a fee for entering names on to the 'register' and this has likely been the cause of a reduced number on the register, possibly because people will no longer put their name on several registers (i.e. several local authorities) and pay a fee each time. The data collected that corresponds to this AMR period (1 April 2020 to 31 March 2021) includes the self-build monitoring year 31 October 2018 to 30 October 2021. At the end of that monitoring period, the following statistics applied:

Table 9 - Self-Build Register table

Base Period	Number on Part 1 at end of base period	Number on Part 2 at end of base period
31 Oct 2015 – 30 Oct 2016	60	0
31 Oct 2016 – 30 Oct 2017	90	0
31 Oct 2017 – 30 Oct 2018	8	1
31 Oct 2018 – 30 Oct 2019	3	1
31 Oct 2019 – 30 Oct 2020	7	2
31 Oct 2020 – 30 Oct 2021	8	2
31 Oct 2021 – 30 Oct 2022	TBC	TBC

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	6 plots	The requirement was 60, but 59 plots were granted consent, just under the requirement.
		16/01551/OUM - Fordham Technology Centre 5 Station Road Fordham Ely Cambridgeshire CB7 5LW	3 July 2017	5 plots	
		17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	8 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	
		18/00363/OUM – Land Accessed Between 2 And 4 Fordham Road Isleham	8 January 2019	6 plots	
		18/00820/OUM – South of A142 Common Road Witchford	2 May 2019	5 plots	

	19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	10 Plots	
	19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	2 Plots	
	18/00393/OUM – Land South of Chamberlain Fields Littleport	30 October 2019	6 plots	
	TOTAL: -		59 plots	

31 Oct 2017 – 30 Oct 2020	90	17/00893/FUM – Land south of Blackberry Lane, Soham, Cambridgeshire –	13 June 2018	8 plots	The requirement was 90, but 75 plots were granted consent, slightly under requirement.
		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	
		18/00363/OUM – Land Accessed Between 2 And 4 Fordham Road Isleham	8 January 2019	6 plots	
		18/00820/OUM – South of A142 Common Road Witchford	2 May 2019	5 plots	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	10 Plots	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	2 Plots	
		18/00393/OUM – Land South of Chamberlain Fields Littleport	30 October 2019	6 plots	
		19/01612/OUT – Land south of 8 Millfield Lane, Wilburton	15 November 2019	1 Plot	
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	1 Plot	
		18/00752/ESO - Sustainable 'Garden Village' extension to Kennett	15 April 2020	25 Plots	
		Total: -		75 plots	

31 Oct 2018 – 30 Oct 2021	8	18/00363/OUM – Land Accessed Between 2 And 4 Fordham Road Isleham	8 January 2019	6 plots	YES – the requirement was 8, but 69 plots have been granted consent in the period 2018-21, exceeding the target
		18/00820/OUM – South of A142 Common Road Witchford	2 May 2019	5 plots	
		19/00408/OUM – Land west of Little Thetford Acorns, The Wyches, Little Thetford.	21 June 2019	10 Plots	
		19/00410/VAR-3-7 River Lane, Fordham	26 June 2019	2 Plots	
		18/00393/OUM – Land South of Chamberlain Fields Littleport	30 October 2019	6 plots	
		19/01612/OUT – Land south of 8 Millfield Lane, Wilburton	15 November 2019	1 Plot	
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	1 Plot	

	18/00752/ESO - Sustainable 'Garden Village' extension to Kennett	15 April 2020	25 Plots	
	20/01665/RMA - 34 Morello Chase, Soham	5 February 2021	6 Plots	
	21/00503/FUL - Barn at Mills Lane Witchford.	30 Mar 2021	1 Plot	
	21/00615/RMM - Phase 5 Highfield Farm Land South of Chamberlain Fields Littleport.	16 April 2021	5 Plots	
	20/01395/FUL - Enchanted Hill 88B Aldreth Road Haddenham.	9 August 2021	1 Plot	
	Total		69 Plots	

31 Oct 2019 – 30 Oct 2022	3	19/01612/OUT – Land south of 8 Millfield Lane, Wilburton	15 November 2019	1 Plot	YES – the requirement was 3, but already (by 31 March 2022) 41 plots have been granted consent in the period 2019-22, exceeding the target with 6 months of the period remaining
		20/00127/OUT – Site to east of 6 Millfield Lane, Wilburton.	20 March 2020	1 Plot	
		18/00752/ESO - Sustainable 'Garden Village' extension to Kennett	15 April 2020	25 Plots	
		20/01665/RMA - 34 Morello Chase, Soham	5 February 2021	6 Plots	
		21/00503/FUL - Barn at Mills Lane Witchford.	30 Mar 2021	1 Plot	
		21/00615/RMM - Phase 5 Highfield Farm Land South of Chamberlain Fields Littleport.	16 April 2021	5 Plots	
		20/01395/FUL - Enchanted Hill 88B Aldreth Road Haddenham.	9 August 2021	1 Plot	
		21/01827/FUL - Woodlea Cophall Drove Little Downham.	15 Feb 2022	1 Plot	
		[additional sites to be added for period 1 April 2022 – 30 October 2022]			
		Provisional total (as at 31 March 2022):		41 plots	

31 Oct 2020 – 30 Oct 2023	7	20/01665/RMA - 34 Morello Chase, Soham	5 February 2021	6 Plots	YES – the requirement was 7, but already (by 31 March 2022) 14 plots have been granted consent in the period 2020-23, exceeding the target with 18 months of the period remaining
		21/00503/FUL - Barn at Mills Lane Witchford.	30 Mar 2021	1 Plot	
		21/00615/RMM - Phase 5 Highfield Farm Land South of Chamberlain Fields Littleport.	16 April 2021	5 Plots	
		20/01395/FUL - Enchanted Hill 88B Aldreth Road Haddenham.	9 August 2021	1 Plot	
		21/01827/FUL - Woodlea Cophall Drove Little Downham.	15 Feb 2022	1 Plot	
		[additional sites to be added for period 1 April 2022 – 30 Oct 2023]		TBC	
		Provisional total (as at 31 March 2022)		14 plots	

31 Oct 2021 – 30 Oct 2024	8	21/01827/FUL - Woodlea Cophall Drove Little Downham.	15 Feb 2022	1 Plot	To be confirmed post 30 Oct 2024, but already 1 out of 7 achieved, with 2.5 years of monitoring to go
		[additional sites to be added for period 1 April 2022 – 30 October 2024]		TBC	
		Provisional total (as at 31 March 2022)		1 plots	

2.24 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 five years. Further information on CIL matters are included later in this document.

	2017-2018	2018-2019	2019-20	2020-21	2021-22	Total
Total Gross Completions (All Homes) (excludes C2)	300	381	491	415	626	2,213
Self-Build CIL Exemptions	93	78	94	58	69	392
Percentage Self-Build Exemptions	31.0%	20.5%	19.1%	13.9%	11.0%	17.7

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.

- 2.25 To meet Regulation 34(4), East Cambridgeshire District Council confirms that, during the monitoring period of 2021/22, no Neighbourhood Plans were made.
- 2.26 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.

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

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

2.28 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 2021/22 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 £7,444,108.47. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £7,444,108.47. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £0.00 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £6,934,925.72.
- c) The amount of CIL collected prior to the reported period totals £18,711,888.50. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£18,711,888.50	£2,392,751.40
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £13,537,470.53 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£150,000.00
Neighbourhood CIL	£549,485.80
CIL Land Payments	£0.00
Other CIL Cash	£1,180,447.45
Total Value	£1,879,933.25

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

Type	Allocated	Spent	Remaining
Admin CIL	£0.00	£0.00	£0.00
Neighbourhood CIL	£549,485.80	£549,485.80	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£2,232,180.77	£1,180,447.45	£1,051,733.32

- 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
CIL-District Leisure Centre	31 March 2022	£1,180,447.45	The Hive

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

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

Education Type	Number of school places

- 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 is £346,746.29. This was 5% of the total CIL receipts collected (£6,934,925.72) 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 not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £150,000.00. This was 2.16% of the total CIL collected within the reported year.

- 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
Gardiner Memorial Hall	£180,000.00	£180,000.00	31 July 2021
Expansion of St Mary's Practice	£750,000.00	£750,000.00	10 January 2022
Youth and Community Centre	£121,733.32	£121,733.32	28 March 2022

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards

Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
Bottisham	02 June 2021	£6,213.57
Burwell	02 June 2021	£15,658.63
Cheveley	02 June 2021	£7,497.00
Chippenham	02 June 2021	£1,867.16
Coveney	02 June 2021	£9,887.75
Dullingham	02 June 2021	£7,342.54
Ely	02 June 2021	£68,474.82
Fordham	02 June 2021	£156,606.55
Haddenham	02 June 2021	£25,942.66
Isleham	02 June 2021	£45,999.31
Kirtling	02 June 2021	£1,805.61
Little Downham	02 June 2021	£43,613.87
Little Thetford	02 June 2021	£3,968.25
Littleport	02 June 2021	£2,891.42
Mepal	02 June 2021	£3,869.53
Reach	02 June 2021	£3,113.62
Soham	02 June 2021	£20,746.31
Stretham	02 June 2021	£5,666.79
Sutton	02 June 2021	£55,341.46
Witchford	02 June 2021	£61,812.97
Woodditton	02 June 2021	£1,165.98

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

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
CIL Meaningful Proportion	£6,213.57	02 June 2021	Bottisham
CIL Meaningful Proportion	£15,658.63	02 June 2021	Burwell
CIL Meaningful Proportion	£7,497.00	02 June 2021	Cheveley
CIL Meaningful Proportion	£1,867.16	02 June 2021	Chippenham
CIL Meaningful Proportion	£9,887.75	02 June 2021	Coveney
CIL Meaningful Proportion	£7,342.54	02 June 2021	Dullingham
CIL Meaningful Proportion	£68,474.82	02 June 2021	Ely
CIL Meaningful Proportion	£156,606.55	02 June 2021	Fordham
CIL Meaningful Proportion	£25,942.66	02 June 2021	Haddenham
CIL Meaningful Proportion	£45,999.31	02 June 2021	Isleham
CIL Meaningful Proportion	£1,805.61	02 June 2021	Kirtling
CIL Meaningful Proportion	£43,613.87	02 June 2021	Little Downham
CIL Meaningful Proportion	£3,968.25	02 June 2021	Little Thetford
CIL Meaningful Proportion	£2,891.42	02 June 2021	Littleport
CIL Meaningful Proportion	£3,869.53	02 June 2021	Mepal
CIL Meaningful Proportion	£3,113.62	02 June 2021	Reach
CIL Meaningful Proportion	£20,746.31	02 June 2021	Soham
CIL Meaningful Proportion	£5,666.79	02 June 2021	Stretham
CIL Meaningful Proportion	£55,341.46	02 June 2021	Sutton

Infrastructure	Amount	Date	Spend Description
CIL Meaningful Proportion	£61,812.97	02 June 2021	Witchford
CIL Meaningful Proportion	£1,165.98	02 June 2021	Woodditton

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

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

Infrastructure	Neighbourhood Zone	Amount	Date

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 had not been spent is £2,709,531.60.

ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 February 2013 to the end of the reported year that had not been spent is £7,664,761.69.

iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
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

3.0 Environmental Quality

Single Data List Ref:160-00

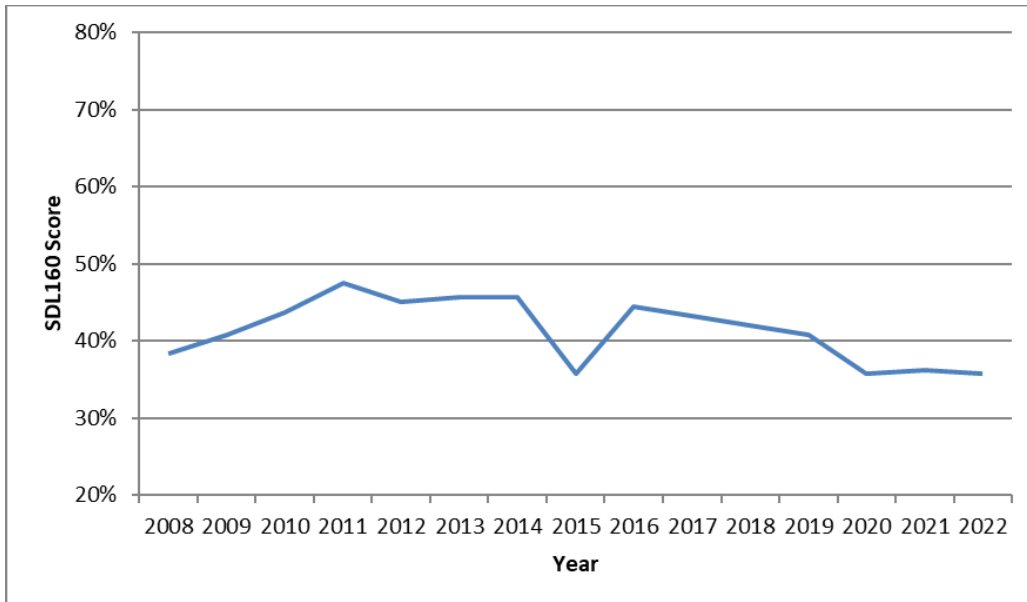
- 3.1 County Wildlife Sites and City Wildlife Sites are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the Local nature conservation/biodiversity data requirement on the Single Data List (Ref:160-00). This is the proportion of Local Sites where positive conservation management is being or has been implemented. Local Sites also include Local Geological Sites and there are now two of these in East Cambridgeshire.

	2021/22	Change 20/21 - 21/22
Total number of Local Sites in East Cambridgeshire used in analysis	84	+1
Number of Local Sites in East Cambridgeshire where positive conservation management is being or has been implemented during the last five years	30	0
% sites where positive conservation management is being or has been implemented during the last five years	35.7%	-0.4%

- 3.2 There has been no significant change in the percentage of sites deemed to be in positive conservation management in 2021/22. The figures for Cambridgeshire are provided below as a comparison.

	2021/22	Change 20/21 - 21/22
Total number of Local Sites in Cambridgeshire used in analysis	428	+3
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	178	-6
% sites where positive conservation management is being or has been implemented during the last five years	41.6%	-1.7%

- 3.3 The overall trend in SDL160 score in East Cambridgeshire since the indicator began to be measured in 2008 is shown in the graph below.



SDL160 Score in East Cambridgeshire 2008-2022

Sites affected by development

East Cambridgeshire

- 3.4 A proposed residential dwelling within Mere Side Grasslands CWS resulted in the reduction in the size of the CWS by 0.25ha during 2018/19 as the boundary was amended to exclude the main development area. However, the overall planning application area overlaps with the CWS and works related to the development are likely to have continued during 2021/22, with the development likely completed by the end of this period. Implementation of a Biodiversity Management Plan is part of the conditions of the development.
- 3.5 No other designated sites have been highlighted by our analysis as being significantly affected* by development in the district in 2021/22. However, ECDC was not able to provide CPERC with a GIS layer of development or planning application polygons for our analysis this year (see notes below). Therefore, our analysis primarily relied on consultation with the Wildlife Trust who advised ECDC on biodiversity related planning matters during this period.

*Please note 'Significantly affected' refers to situations where the integrity of 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 - on-going development within sites is not always mentioned here. As part of the analysis GIS layers are obtained showing development within Cambridgeshire during the monitoring year.