



East Cambridgeshire
District Council

Five-Year Housing Land Supply Report for East Cambridgeshire

1 April 2026 to 31 March 2031

Published 27 October 2026

This report forms part of the council's on-going obligations to publish the 'authority monitoring report'

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Purpose of this report

This five-year housing land supply report is to be used for the purposes of decision making from its publication on 27 October 2026.

Forecasting when and how sites will be built out is a key part of plan making and monitoring. East Cambridgeshire District Council is required to regularly produce trajectories to show how strategic policies identify a five-year housing land supply, as well as the housing land supply for the entire Local Plan period and beyond.

A five-year housing land supply report normally comprises data about housing sites, especially sites which are expected to come forward to be built out within the next five years. This is usually accompanied by a trajectory illustrating how many dwellings are expected to be delivered each year.

National Policy

This report sets out the process for calculating the five-year housing land supply based on the requirements of the current National Planning Policy Framework (NPPF) published in **August 2026**, and associated Planning Practice Guidance (PPG) as regularly updated.

Part 1: Five-year housing land supply report based on August 2026 NPPF

1. Introduction

This report undertakes the five-year housing land supply calculations based on Annex D in the most recently published NPPF, dated August 2026.

Paragraph 8 in Annex D states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years’ worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.

Paragraph 9 in Annex D states:

“The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery* of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024**, and whose annual average housing requirement*** is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.”

[* this is defined in the NPPF as “This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.”

** this is defined in the NPPF as “Or the housing requirement is more than five years old and the relevant development plan policies have been reviewed and found not to require updating”

*** this is defined in the NPPF as “the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area”]

For East Cambridgeshire, the above can be interpreted as follows:

Paragraph 8 starts by saying that local planning authorities should identify a supply of specific deliverable sites that is sufficient to provide a minimum of five years’ worth of housing *“assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old”*. The East Cambridgeshire Local Plan was updated in October 2023, including the specific housing requirement set out in the plan. The housing requirement set out in the plan is therefore less than five years old. It will become five years old in October 2028. As such, for the purpose of this report, **the housing requirement as set out in the Local Plan 2015 (as amended 2023)** should be used.

Paragraph 9 then refers to a ‘buffer’ to be used, with a choice of (a), (b) or (c) to be applied. Criterion (b) will apply if East Cambridgeshire’s Housing Delivery Test (HDT) result is below 85%. The latest HDT measurements are dated 2025 and published by Government in August 2026. East Cambridgeshire scored 116%. Being over the 85% threshold means criterion (b) does not apply.

Criterion (c) applies as at 1 July 2026. However, whilst its housing requirement figure, set out in Policy GROWTH 1 of the adopted plan, was examined against a previous version of the NPPF, the annual average housing requirement is higher than 80% of the most up to date local housing need figure calculated using the standard method. This is explained in Appendix D to this report.

As such, **criterion (a) must apply.**

In addition to the NPPF, are the provisions set out in the Planning Practice Guidance (PPG). Where necessary, these are referred to in this five-year housing land supply report, but no such provisions 'override' the provisions in the NPPF, so the above is the primary basis for this report.

2. Housing requirement

The East Cambridgeshire Local Plan 2015 (as amended 2023), Policy GROWTH 1, establishes the housing requirement as follows:

"In the period 2022 to 2031, the District Council will:

- Make provision for the delivery of 5,400 dwellings in East Cambridgeshire."

This figure of 5,400 dwellings (which equates to 600 dwellings per annum (dpa)) is used in this five-year housing land supply report.

For the avoidance of doubt, there is no need for this report to establish the 'Local Housing Need' for East Cambridgeshire because the housing requirement in the Local Plan is up to date (less than five years old).

3. Five-year basic requirement

The basic five-year housing requirement, for the period 2025-2030, is therefore:

$$5 \times 600 = 3,000 \text{ dwellings}$$

4. Is an additional buffer required?

As established on the previous page, **a 5% buffer to ensure choice and competition in the market for land is required to be added.**

5. Has there been under or over-supply of housing?

Another adjustment to the basic five-year housing requirement might be necessary depending on dwelling delivery in recent years, to the start of the housing requirement period.

Where there has been a shortfall in delivery, the PPG (Paragraph: 022 Reference ID: 68-031-20190722) says:

"The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)"

Where there has been an oversupply, the PPG (Paragraph: 023 Reference ID: 68-032-20190722) says:

"Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years."

Please note that both the above paragraphs are dated 22 July 2019 and remain, at the time of writing, up to date planning practice guidance. However, the NPPF, published in August

2026 clarifies that the Written Ministerial Statement (HCWS161), issued in 2023 on this topic, no longer represents up-to-date government policy. For clarity, this had stated:

“When it comes to calculating a five-year housing land supply, the Government is clear that we want to bring the position on past oversupply in line with that of past undersupply. We have amended the NPPF to formalise existing planning practice guidance on this topic and will in due course update this guidance to bring the over-supply position in line with under-supply.”

We have therefore taken the presumption that proposals announced by previous governments to allow local planning authorities to bring the oversupply position in line with under-supply position will not be implemented.

For East Cambridgeshire, the supply in the years since the plan base date¹ has been as follows:

- 2022/23 – 809 dwellings completions (net)
- 2023/24 – 611 dwellings completions (net)
- 2024/25 – 670² dwellings completions (net)
- 2025/26 – 602 dwellings completions (net) Source: East Cambridgeshire Authority’s Monitoring Report (AMR) 2025-26, published 27 October 2026

This means there has been an over-supply of 292 dwellings, when measured against the basic five-year requirement of 600 dwellings per annum.

However, using the PPG as quoted above, such an over-supply cannot presently be deducted from the five-year forward-looking housing requirement. However, it can be seen that there has been no undersupply that requires to be added to the forward supply calculations.

Consequently, therefore, the five-year housing requirement remains at 3,000 dwellings for the period 2026-31, plus the 5% buffer, as set out in table below:

Basic five-year requirement	3,000 dwellings
5% buffer	150 dwellings
Adjusted five-year requirement	3,150 dwellings
Average adjusted annual requirement for the purposes of calculating the five-year housing land supply	630 dwellings per annum

Table 1: East Cambridgeshire’s five-year housing requirement

6. Five-year housing land supply

This section sets out how the supply of sites to meet the five-year requirement has been identified. For a site to be considered deliverable Annex B (the Glossary) of the NPPF (August 2026) provides the following definition of ‘deliverable’:

“Deliverable: To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable

¹ Completion figures for previous years have been updated and corrected since publication of previous 5YHLS report. The corrected figures are reflected in the AMR.

with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years.”

The definition of deliverable in the NPPF does not expressly refer to other sites which do not fall into category (a) or (b). Any such sites therefore would be considered under the opening sentence of the definition.

PPG provides further guidance, which is extensive and not repeated in full here, but can be found at

<https://www.gov.uk/guidance/housing-supply-and-delivery>.

In terms of ‘deliverability’, the following is most relevant³:

“As well as sites which are considered to be deliverable in principle, [the NPPF] definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”

In helping to determine what sites can be counted as ‘deliverable’, it is also helpful to review SoS and Inspectorate decisions.

³ Paragraph: 007 Reference ID: 68-007-20190722

One such case is Recovered appeal: 97 (*and land adjacent to Barnbrook Lane, Tiptree, Colchester* (ref: 3223010 - 7 April 2020) available here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/878446/combined_DL_IR_R_to_C_97_and_land_adjacent_to_Barnbrook_Lane_Tiptree_Colchester_CO5_0JH.pdf

In this recovered appeal, the SoS agrees with the Inspector deliberations and conclusions on the housing land supply. In this case, the Inspector stated as follows:

“168. It is a matter of dispute between the two parties as to whether the definition of “Deliverable” in the glossary of the Framework comprises an essentially closed list and both parties have drawn my attention to the St Modwen judgement and to a number of appeal decisions with differing conclusions on this matter. In my mind, the words “in particular” denote particular examples. There is nothing in the Framework that confirms that the list is closed and therefore I do not read it to be so. The St Modwen judgement is therefore still relevant. It is clear from the glossary definition that for sites to be considered deliverable, they should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years.

169. In respect of Category B type sites, the glossary says that such sites should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The Planning Practice Guidance sets out what further evidence “may include”. Therefore, the list of evidence in the PPG is not exhaustive either.

170. I am of the general view that if a site is unallocated in an adopted development plan, but included in the latest housing trajectory, then it should not automatically be disregarded if permission is granted after the “base date” as the risk of “skewing” the housing figures would be minimal. This is especially so in Colchester where permissions do not tend to lapse.”

The Inspector then goes on to examine a number of sites where the parties disagreed on delivery. The deliberations in this case help to establish what kinds of sites are ‘deliverable’ and which are not. It also confirms elsewhere in the decision the principle that a windfall allowance can form part of the supply (578 homes in this particular case, which is over 10% of both the required supply and the identified supply).

Local to this district, and in September 2020, Inspector Searson (APP/V0510/W/20/3245551) also deliberated on these matters, and the council has, in preparing this report, been informed by her deliberations. Further appeal decisions in the district have also confirmed the approach to be taken (including, again, that a windfall allowance is appropriate), and these have also been taken into account in preparing this report.

The council is confident its approach in this report is entirely consistent with this SoS recovered appeal decisions.

Deliverable sites in East Cambridgeshire

Appendix A provides a list of all available and deliverable sites between 1 April 2026 and 31 March 2031. For clarity, the trajectory is organised by planning status of sites (for example, non-major development, major development sites with detailed planning permission, major development sites with outline permission, etc.), reflecting the NPPF definition.

For committed sites, Appendix A identifies the planning application reference and date permission was granted. It identifies the total number of dwellings permitted on site and total dwellings completed on site at 31 March 2026. This leaves the outstanding dwelling figure (i.e. ‘net supply’) as at 1 April 2026.

The appendix includes a trajectory showing the estimated delivery rate for all committed housing sites for each year between 2026/27 and 2040/41. The five-year period is highlighted to show total dwellings estimated to be delivered during the five-year period 2026/27 to 2030/31 (inclusive). Appendix A is organised as follows:

- Sites that are projected to deliver within the five-year period:
 - Appendix A (1) Trajectory of permitted sites that are not major development
 - Appendix A (2) Trajectory of major sites with detailed planning permission
 - Appendix A (3) Trajectory of major sites with outline planning permission
 - Appendix A (4) Trajectory of sites allocated in adopted development plan
- Sites that are not projected to deliver within the five-year period:
 - Appendix A (5) Trajectory of sites of any planning status **not** deliverable within five years.

Windfall allowance

Windfall sites are those not specifically identified in the development plan. The five-year supply calculation includes an allowance for windfall development. Plan-making policy HO3 'Providing land for homes', contained in the NPPF states that:

“Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends”.

Appendix B provides compelling evidence of historical windfall rates and demonstrates that a windfall allowance of 50 per year (over the plan period) is a reasonable if somewhat pessimistic rate compared with historic trends. No allowance has been made for the first two years as it is expected that any unallocated sites delivered within that time would likely already be under construction or have planning permission. This gives a total of 150 dwellings in the five-year period, a figure which is highly likely to be exceeded.

The council has not amended the approach to windfall allowance since it was tested by Inspector Searson (APP/V0510/W/20/3245551) in September 2020. In that decision, the Inspector concluded that the council's approach “*to be a robust approach which meets the compelling evidence test.*” Subsequent appeal decisions have reached the same conclusion.

Communal accommodation (including student and older people's accommodation)

PPG explains the contribution which communal accommodation in use class C2 makes toward the housing requirement.⁴

Appendix C sets out how the council has applied the method for calculating accommodation released by communal accommodation, and details whether committed sites are considered deliverable within the five-year period. This projected supply has been included in the trajectory.

⁴ Paragraph: 025 Reference ID: 68-034-20190722 and Paragraph 026 Reference ID: 68-035-20190722

Developer survey

In preparing the data within the schedules, the council has liaised with developers. A developer survey was undertaken in spring 2022, with the council writing to agents / developers involved in the delivery of large sites, inviting them to review the information held by the council about their site, confirm its accuracy and make amendments where necessary.

In the preparation of this report, enquiries have been made directly with developers concerning start and build-out rates for large schemes where they also appear within the five-year delivery period. These enquiries were made May through to August 2026. Where site-specific information on delivery has not been available (e.g. where input from developer is absent), average build out rates reported nationally, via the Lichfield 'Start to Finish' report⁵ have been used. Explanations of the anticipated build out rates are provided as applicable in the comments columns in Appendix A.

In the event of a developer or agent on reading the trajectories in this report wish to correct or otherwise update such figures, then we would gratefully receive such evidence and ensure future updates of this report take into account such evidence.

Calculating supply

Table 2 provides a summary of the council's five-year housing land supply of deliverable sites. The five-year period runs between 1 April 2026 and 31 March 2031. Appendix A provides details of all housing sites and potential housing numbers which could be delivered each year. Appendix B explains how supply from windfall has been estimated. Appendix C details projected supply of communal accommodation (student and older people's accommodation) in use class C2.

It should be noted that this table is produced on the basis of likely deliverable housing as at 1 April 2026. Thus, all completions after 1 April 2026, and the vast majority of new permissions and any lapsed permissions since 1 April 2026, will not have been taken into account in this report – such matters will be picked up in a future update of this report.

⁵ Start to Finish How quickly do large-scale housing sites deliver, Third Edition post 2024 election and NPPF consultation 2024 <https://lichfields.uk/content/insights/start-to-finish-3>

Site Status at 01 April 2026	Year 1 26/27	Year 2 27/28	Year 3 28/29	Year 4 29/30	Year 5 30/31	Total five year	Future supply total year six onwards	Total (all) (including post 2031)
Minor sites with planning permission. See Appendix A (1)	126	184	73	0	0	383	0	383
Major sites with detailed planning permission (e.g. full, reserved matters). See Appendix A (2)	695	815	667	318	149	2644	170	2814
Major sites with outline planning permission. See Appendix A (3)	0	50	85	150	180	465	500	965
Sites allocated in adopted development plan. See Appendix A (4)	0	0	20	65	65	150	450	600
Sites with no clear evidence of deliverability in 5yr period. See Appendix A (5)	0	0	0	0	0	0	2371	2371
Windfall allowance (to 2031 only). See Appendix B	0	0	50	50	50	150	0	150
Total	821	1049	895	583	444	3792	3491	7283

Table 2: Dwelling supply in five-year period and beyond

Note on C2 provision: Appendix C provides a trajectory of C2 accommodation.

The council has identified land that is estimated, based on evidence set out in appendices A-C, to be capable of delivering **3,792 dwellings within the five-year period**, with such a supply consistent with national policy and case law. This leaves a surplus of 642 dwellings. The above table also demonstrates there is a very healthy identifiable supply of pipeline plots, of 3,491 units beyond the five-year period ending 31 March 2031.

Dwelling supply (years)

Expressed in years, this dwelling supply is equivalent to **6.02 years supply of housing land**, as shown in Table 3.

	Dwellings (units)	Calculation / Source
Estimate of supply, over the five-year period 2026 to 2031	3,792	See Table 2
Total five-year land supply in years	6.02	$3,792 \div 630$

Table 3: Five-year housing land supply

Conclusion

It is concluded that the council can demonstrate a five-year supply of housing land. Through this five-year housing land supply report October 2026, the council demonstrates:

- **6.02 years supply over the five-year period**
- **A further 5.54 years of pipeline supply, anticipated to come forward from year 6 onwards.**
- **A grand total of 11.56 years' worth of identifiable supply, for the full period 2026-2041**

Appendix A – Site trajectories

Appendix A (1) Trajectory of sites that are not major development

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
23/00421/FUL	Howgar House 41 Bell Road Bottisham Cambridge CB25 9DF	Bottisham	Full application	Construction of 1No. 3/4 bedroom, two storey dwelling, with off-street parking for two vehicles on garden land	2024-02-23		1	0	1	1	0	1	1	0	0	0	0	
25/00560/FUL	Spring Hall Newmarket Road Bottisham Cambridge Cambridgeshire CB25 9BD	Bottisham	Full application	Conversion and part rebuild of cart lodge to create a single dwelling and associated works	2025-08-14		1	0	1	1	0	1	0	1	0	0	0	
23/01148/FUL	Abbey Yard Brinkley Road Brinkley Suffolk	Brinkley	Full application	Demolition of an existing barn and construction of a new dwelling and a garage / annexe with associated landscaping	2024-03-05		1	0	1	1	0	1	1	0	0	0	0	
20/00808/RMA	Site To West Of 10 - 20 Sheriffs Court Burrough Green Suffolk	Burrough Green	Reserved Matters application	Reserved matters - appearance, landscaping and layout for five single storey dwellings with detached garages	2020-09-28		5	0	5	5	0	5	0	5	0	0	0	23/00049/CLE confirms lawful commencement
24/00724/FUL	Wyck Farm Bradley Road Burrough Green Suffolk CB8 9NG	Burrough Green	Full application	Construction of a pair of farm worker's cottages	2026-02-20		2	0	2	2	0	2	0	2	0	0	0	
20/01491/FUL	McGowan Rutherford Factory Road Burwell Cambridge CB25 0BN	Burwell	Full application	Proposed Change of Use /internal and external works to existing pump house, new cart lodge and new access road following recent planning application 20/00693/LRN	2021-01-28		1	0	1	1	0	1	1	0	0	0	0	Work commenced, per 2026 satellite imagery
20/01655/OUT	White Lodge 2C High Street Burwell Cambridge CB25 0HB	Burwell	Outline application	1no. detached dwelling with integral garage and parking	2021-05-10		1	0	1	1	0	1	0	1	0	0	0	24/00231/RMA approved Oct 2026
21/00418/FUL	Land To The West Of 75-91 The Causeway Burwell Cambridgeshire	Burwell	Full application	Residential development of 6 dwellings with associated landscape works	2022-09-09	2023-06-23	6	0	6	6	3	3	3	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
22/00369/FUL	27 Carter Road Burwell Cambridge CB25 0DN	Burwell	Full application	Construction of 1no. three bedroom single storey detached dwelling	2022-08-26		1	0	1	1	0	1	0	1	0	0	0	
22/00983/FUL	48 The Causeway Burwell Cambridge Cambridgeshire CB25 0DU	Burwell	Full application	Demolition of existing outbuildings and single storey extension of No. 48 The Causeway, conversion of existing barn plus extension to create a detached dwelling and construction of an additional detached dwelling parking, access and associated site works - phased development	2023-07-14		2	0	2	2	0	2	0	2	0	0	0	
22/01377/RMA	Land Rear Of 133B North Street Burwell Cambridge CB25 0BB	Burwell	Reserved Matters application	Reserved matters for landscaping and appearance of previously approved 19/01639/OUT for Proposed 1 1/2 storey dwelling and garage	2023-07-07		1	0	1	1	0	1	0	1	0	0	0	Work commenced, per 2026 satellite imagery
23/00799/FUL	36 Toyse Lane Burwell Cambridgeshire CB25 0DF	Burwell	Full application	Construction of 2No. 1 1/2 Storey dwellings to rear of No. 36 Toyse Lane with new proposed access. Amended application to that previously approved under application 22/00313/FUL	2024-01-12		2	0	2	2	0	2	2	0	0	0	0	
23/00871/FUL	Mahjong 27A High Street Burwell Cambridge CB25 0HD	Burwell	Full application	Demolition of an existing block wall and double garage. Erection of a 3 bedroom detached bungalow and a 4 bedroom detached house with associated works	2024-02-26		2	0	2	2	0	2	0	0	2	0	0	
23/01037/TDC	4 Hythe Lane Burwell Cambridge CB25 0EH	Burwell	Full application	Construction of 2no. detached houses, with demolition of existing house and garage	2023-12-18		2	0	2	1	0	1	0	1	0	0	0	
24/00022/FUL	22 Hawthorn Way Burwell Cambridge CB25 0DQ	Burwell	Full application	Construction of 1no. detached bungalow following the demolition of the existing attached garage and outbuilding	2024-03-04	2025-04-01	1	0	1	1	0	1	1	0	0	0	0	
24/00958/FUL	Site East Of 48 The Causeway Burwell Cambridgeshire	Burwell	Full application	3 no outbuildings demolished and construction of a single dwelling, garage, access and associated site preparation works	2025-11-13		1	0	1	1	0	1	0	1	0	0	0	
24/01011/ERN	Pet Doctors 73 The Causeway Burwell Cambridge Cambridgeshire CB25 0DU	Burwell		To convert both floors into a single 3 bed dwelling	2024-11-25		1	0	1	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/00484/FUL	Land Between 120 And 122 North Street Burwell	Burwell	Full application	Self-build single dwelling with detached garage and associated external works	2026-01-07		1	0	1	1	0	1	0	1	0	0	0	
25/00796/FUL	61 Swaffham Road Burwell Cambridge CB25 0AN	Burwell	Full application	Demolition of existing bungalow, garage and workshop and erection of new detached dwelling and outbuilding along with associated works	2025-12-23		1	0	1	0	0	0	0	0	0	0	0	
20/00583/RMA	Land Rear Of 19 Meadow Lane Newmarket Suffolk	Cheveley	Reserved Matters application	Reserved matters for landscaping for erection of 3 detached dwellings, garages and parking along with improved access approved under 15/01102/OUT	2021-10-18		3	0	3	3	0	3	0	0	3	0	0	
21/01255/RMA	Land Northeast Of 37 And 38 High Street Chippenham Cambridgeshire	Chippenham	Reserved Matters application	Reserved matters for Layout detailed design scale and landscaping of previously approved 17/01221/OUT for the Proposed outline consent for 5 new houses and access	2023-02-10		5	0	5	5	0	5	5	0	0	0	0	Site complete June 2026
17/00742/FUL	Vine Leigh Farm 33 Main Street Wardy Hill CB6 2DF	Coveney	Full application	Construction of 2no. five bedroom, two storey and 2no. four bedroom, two storey, detached dwellings and associated works following demolition of existing building	2017-08-21		4	0	4	4	3	1	1	0	0	0	0	
20/01514/FUL	Site North East Of 2 Main Street Wardy Hill Cambridgeshire CB6 2DF	Coveney	Full application	Proposed 1no. 3 bed two storey dwelling to include single garage replacing double car port. Revised proposal of previously approved application 19/00644/FUL (at appeal).	2021-06-14		1	0	1	1	0	1	0	0	1	0	0	20/01514/DISA pending consideration at Sep 2026
21/00286/FUL	Site East Of 9 Main Street Wardy Hill Cambridgeshire	Coveney	Full application	The construction of a three bedroom, two storey detached dwelling, remodelled access and associated works	2021-08-12		1	0	1	1	0	1	1	0	0	0	0	
21/00966/FUL	Land Between 9 And 11 The Green Wardy Hill Cambridgeshire	Coveney	Full application	New single Passivhaus dwelling with associated garage, landscaping and access	2021-09-17		1	0	1	1	0	1	0	1	0	0	0	Mar 2026 street imagery shows construction commenced
21/01149/RMA	Land Adjacent To Hale Fen House Hale Fen Lane Wardy Hill Cambridgeshire	Coveney	Reserved Matters application	Reserved matters for Appearance and Landscaping of previously approved 18/01047/OUT for the erection of three detached dwellings with garages and new vehicular accesses	2022-03-04		3	0	3	3	0	3	0	0	3	0	0	Certificate of Lawful development (24/00190/CLE) to confirm commencement within the permitted period.

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
21/01196/FUL	26 Main Street Coveney Ely Cambridgeshire CB6 2DJ	Coveney	Full application	Construction of three detached dwellings and associated works, provision of parking, and private amenity space	2023-12-14		3	0	3	3	0	3	0	0	3	0	0	
21/01649/FUL	Land Adjacent 2 Gravel End Coveney Cambridgeshire	Coveney	Full application	Construction of dwelling, associated parking, and new car port for no. 2 Gravel End Lane	2022-05-13		1	0	1	1	0	1	1	0	0	0	0	
25/00181/FUL	Site To North Of 4 Main Street Wardy Hill Cambridgeshire	Coveney	Full application	3 bedroom chalet dwelling (self build)	2025-11-07		1	0	1	1	0	1	0	1	0	0	0	
19/01553/FUL	Part Of Paddock Associated With Dullingham Park Stud, Accessed Via Private Drive Off Elm Close Dullingham Suffolk	Dullingham	Full application	The erection of a 2 storey family dwelling	2020-02-13	2020-09-03	1	0	1	1	0	1	1	0	0	0	0	19/01553/DISD decided Jun 2026
21/00803/FUL	Land Between 31 And 37 Brinkley Road Dullingham CB8 9UW	Dullingham	Full application	Erection of new dwelling with associated detached garage and new highway access	2021-08-11	2022-02-22	1	0	1	1	0	1	0	1	0	0	0	Mar 2026 street imagery shows construction commenced
25/00720/FUL	Colbert Stud 40 Dullingham Ley Dullingham Newmarket Suffolk CB8 9XG	Dullingham	Full application	Removal of existing barn on site, and the conversion of existing barns to two rural worker dwellings, associated access, parking and landscaping	2026-03-26		2	0	2	2	0	2	0	2	0	0	0	
25/01185/FUL	Brook Farm Dullingham Ley Dullingham Newmarket Suffolk CB8 9XG	Dullingham	Full application	New Rural workers dwelling (HOU5) and conversion of existing house to staff and ancillary accommodation, with removal/demolition of existing static caravan and timber outbuilding	2026-02-18		2	0	2	1	0	1	0	1	0	0	0	
20/01111/FUL	Site Adjacent To 3 Main Street Prickwillow Cambridgeshire	Ely	Full application	The erection of two detached dwellings with one detached double garage and off road parking	2021-02-05		2	0	2	2	1	1	1	0	0	0	0	
21/01441/FUL	Site Adjacent To 36 Victoria Street Ely Cambridgeshire CB7 4BL	Ely	Full application	Construction of a three bedroom detached dwelling house with associated parking and infrastructure	2022-05-12		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
21/01634/FUL	Land Adjacent To 1 St Audreys Way St Audreys Way Ely Cambridgeshire CB6 1DF	Ely	Full application	Construction of 1.5 storey, three bedroom detached dwelling	2022-02-22		1	0	1	1	0	1	1	0	0	0	0	
22/00705/RMA	Station House Lynn Road Chettisham Ely Cambridgeshire CB6 1RU	Ely	Reserved Matters application	Reserved matters for appearance, access, landscaping, layout and scale of previously approved 18/01723/OUT for the Outline planning permission for a new dwelling and access	2022-10-07		1	0	1	1	0	1	1	0	0	0	0	
22/01228/FUL	Land To North Of 3 Putney Hill Road Prickwillow Cambridgeshire	Ely	Full application	Construction of 8 dwellings and garages, new access road and associated works	2023-03-03		8	0	8	8	0	8	0	8	0	0	0	March 2026 street imagery shows site commenced
22/01473/FUL	162 West Fen Road Ely Cambridgeshire CB6 3AD	Ely	Full application	Demolition of existing bungalow and construction of 2no. four bedroom detached dwellings with new combined access, associated parking, turning and site works	2023-02-10		2	0	2	1	0	1	0	1	0	0	0	
23/00533/FUL	The Cottage Four Balls Farm Hundred Foot Bank Pymoor Ely Cambridgeshire CB6 2EL	Ely	Full application	Change of use from a non-residential school to a residential dwelling and the addition of 3No. roof lights and 1No. door	2023-08-29		1	0	1	1	0	1	0	1	0	0	0	
23/00737/FUL	30-36 Market Street Ely Cambridgeshire CB7 4LS	Ely	Full application	Demolition of outbuildings, change of use of cold store to form one flat, erection of two dwellings, and associated works	2023-10-06		3	0	3	3	0	3	0	0	3	0	0	
23/01127/FUL	Land Parcel North West Of 48 - 52 Barton Road Ely Cambridgeshire	Ely		Erection of three bedroom single storey dwelling and conversion of existing outbuilding to create home office/garden room	2024-04-26		1	0	1	1	0	1	0	1	0	0	0	
23/01327/ARN	Elm Farm Ely Road Prickwillow Ely Cambridgeshire CB7 4UJ	Ely		Conversion of existing agricultural barn to dwellinghouse	2024-07-18		1	0	1	1	0	1	0	1	0	0	0	
23/01376/ERN	Enhance 68 St Marys Street Ely Cambridgeshire CB7 4HH	Ely	Prior Notification application	Change of use of building and land from Class E to Class C3 and associated works and infrastructure	2024-02-05		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
24/00783/FUL	68 Market Street Ely Cambridgeshire CB7 4LS	Ely	Full application	Alterations and Change of Use to create 5 commercial units (Class E) and 2 residential units including reintroduction of windows to side and rear elevations	2025-05-09		2	0	2	1	0	1	0	1	0	0	0	
24/00801/PIP	32 Murfitt Close Ely Cambridgeshire CB6 3FN	Ely		Detached dwelling with associated parking	2025-01-23		1	0	1	1	0	1	0	1	0	0	0	
24/00937/FUL	141 West Fen Road Ely Cambridgeshire CB6 3AE	Ely		1 No. four bed dwelling with attached double garage, access, turning, parking & all associated site works	2024-12-20		1	0	1	1	0	1	0	1	0	0	0	
24/01108/FUL	Land North East Of Maple Farm West Fen Road Ely Cambridgeshire	Ely	Full application	Agricultural dwelling	2025-10-14		1	0	1	1	0	1	0	1	0	0	0	
24/01267/FUL	130,128A Broad Street Ely Cambridgeshire CB7 4BE	Ely	Full application	The redevelopment of an existing mixed-use site to incorporate 5 no. proposed dwellings (C3 use)	2025-04-10		5	0	5	5	0	5	0	5	0	0	0	
25/00031/ARN	Putney Hill Farm Putney Hill Road Prickwillow Cambridgeshire CB7 4UU	Ely	Prior Notification application	Change of use and conversion of an existing agricultural building to provide 2no. dwellinghouses	2025-06-13		2	0	2	2	0	2	0	2	0	0	0	
25/00178/FUL	71 Downham Road Ely Cambridgeshire CB6 1BB	Ely	Full application	Demolition of existing dwelling and the erection of a two-storey, 4 bed replacement dwelling	2025-04-16		1	0	1	0	0	0	0	0	0	0	0	
25/00244/FUL	12 - 14 High Street Ely Cambridgeshire CB7 4JU	Ely	Full application	Conversion of the first floor into 1no. three-bedroom flat	2025-06-11		1	0	1	1	0	1	0	1	0	0	0	
25/00422/OUT	Land North Of 112 Fieldside Ely Cambridgeshire	Ely	Outline application	Erection of 4 no dwellings and associated works	2025-08-27		4	0	4	4	0	4	0	0	4	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/00479/FUL	Plot 2 Land Rear Of 156 West Fen Road Ely Cambridgeshire	Ely	Full application	Detached three-bedroom dwelling with detached double garage	2025-07-03		1	0	1	1	0	1	0	1	0	0	0	
25/00522/FUL	84 Lynn Road Ely Cambridgeshire CB6 1DE	Ely	Full application	Demolish existing bungalow and replace with new bungalow	2025-09-01		1	0	1	0	0	0	0	0	0	0	0	
25/01289/ERN	33 The Flat Forehill Ely Cambridgeshire CB7 4AA	Ely	Prior Notification application	Change of use of the first floor from Class E (storage ancillary to a restaurant) to a single dwellinghouse (Class C3)	2026-02-27		1	0	1	1	0	1	0	1	0	0	0	
26/00003/FUL	J & J Wade Opticians 2 High Street Ely Cambridgeshire CB7 4JU	Ely	Full application	Change of use of first floor, from office to residential and internal and external alterations to provide four residential flats	2026-03-16		4	0	4	4	0	4	0	4	0	0	0	
26/00085/FUL	Garage Block Adjacent To 5 Willow Walk Ely Cambridgeshire	Ely	Full application	2 No.semi-detached dwellings along with associated parking & site works	2026-03-26		2	0	2	2	0	2	0	2	0	0	0	
22/00774/FUL	The Crown Inn 14 Church Street Fordham Ely Cambridgeshire CB7 5NJ	Fordham	Full application	Construction of two four-bedroom dwellings, utilising existing access with associated parking and landscaping including reconfiguration of the restaurant car park	2022-09-21	2023-04-03	2	0	2	2	0	2	0	0	2	0	0	
23/00171/FUL	Land West Of Tolgate House River Lane Fordham Cambridgeshire	Fordham	Full application	Construction of 4 bedroom, 1.5 storey detached dwelling and external works	2023-05-10		1	0	1	1	0	1	1	0	0	0	0	
23/00810/ARN	Trinity Hall Farm Collins Hill Fordham Cambridgeshire CB7 5PD	Fordham	Prior Notification application	Change of use from agricultural barn to 1no. dwelling houses	2023-12-21		1	0	1	1	0	1	1	0	0	0	0	
23/01164/ARN	Site East Of 70 Isleham Road Fordham Cambridgeshire	Fordham	Prior Notification application	Change of use of agricultural building and land within its curtilage into dwelling house	2023-12-19		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/00169/FUL	Cambridge Systems Engineering & AK Developments Fordham Technology Centre 5 Station Road Fordham Ely Cambridgeshire CB7 5LW	Fordham	Full application	Demolition of existing building and development of six dwellings and garages. Site works and access points	2025-06-10		6	0	6	6	0	6	0	6	0	0	0	
25/00219/FUL	14 Soham Road Fordham Ely Cambridgeshire CB7 5LE	Fordham	Full application	Demolition of barn, replacement dwelling and garaging	2025-04-10		1	0	1	0	0	0	0	0	0	0	0	
22/00029/FUL	White Gate Farm Aldreth Road Haddenham Cambridgeshire	Haddenham	Full application	Change of use and conversion of barn to 4 residential dwellings including change of materials	2022-03-30		4	0	4	4	0	4	0	0	4	0	0	25/01178/FUL shows work progressing
22/00999/FUL	Land Rear Of 29 Duck Lane Haddenham Cambridgeshire	Haddenham	Full application	Construction of 1No. single-storey detached dwelling, 2No. single-storey semi-detached dwellings and associated infrastructure.	2023-10-17		3	0	3	3	0	3	0	0	3	0	0	
23/00266/FUL	Builders Yard Hod Hall Lane Haddenham Cambridgeshire	Haddenham	Full application	2no. detached dwellings Plot 1 & 2 (Phase 1 & 2)	2023-06-13		2	0	2	2	1	1	1	0	0	0	0	
23/00559/FUL	Land East Of 1 School Lane Aldreth Cambridgeshire	Haddenham	Full application	Construction of a 4 bedroom, two storey detached dwelling and associated landscaping	2023-09-19		1	0	1	1	0	1	1	0	0	0	0	
23/01095/OUT	Land Adjacent To 25 Duck Lane Haddenham Ely Cambridgeshire CB6 3UE	Haddenham	Outline application	Erection of one dwelling	2024-03-01		1	0	1	1	0	1	0	0	1	0	0	26/00431/RMA pending consideration as at Sep 2026
24/00620/FUL	The Cherry Tree 8 Duck Lane Haddenham Ely Cambridgeshire CB6 3UE	Haddenham		Change of use of The Cherry Tree public house to provide a single dwelling together with the erection of three new dwellings within the grounds of the existing public house car park and associated parking and landscaping	2024-11-11		4	0	4	4	0	4	0	4	0	0	0	
24/00663/ARN	Barn At High Ridge Farm Sutton Road Haddenham Cambridgeshire CB6 3PS	Haddenham		Change of use of one agricultural building to a dwelling house and associated operational development	2024-09-12		1	0	1	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/00435/OUT	53 Hop Row Haddenham Cambridgeshire CB6 3SR	Haddenham	Outline application	Erection of new single storey dwelling	2025-10-07		1	0	1	1	0	1	0	0	1	0	0	
20/01594/RMA	Site North Of 4 Fordham Road Isleham Cambridgeshire	Isleham	Reserved Matters application	Reserved matters of appearance, landscaping, layout and scale of previously approved 18/01482/OUT for residential development of nine single storey dwellings, garaging, parking, access road and associated site works - phased development	2021-02-02		9	0	9	9	7	2	2	0	0	0	0	
20/01602/RMA	Wayside Farm Fordham Road Isleham Cambridgeshire	Isleham	Reserved Matters application	Reserved matters of appearance, landscaping and layout of previously approved 18/00467/OUT for Outline application for residential development for 9 detached dwellings, with all matters reserved except access and scale	2021-04-21		9	0	9	9	1	8	8	0	0	0	0	
21/01547/RMA	Floral Farm Fordham Road Isleham Ely Cambridgeshire CB7 5QY	Isleham	Reserved Matters application	Reserve matters for appearance, landscaping and layout of previously approved 20/00142/OUT for the Construction of 1no. detached dwelling and garaging for horticultural manager	2022-03-16		1	0	1	1	0	1	1	0	0	0	0	
21/01850/FUL	21 East Road Isleham Ely Cambridgeshire CB7 5SN	Isleham	Full application	Demolish one house, one derelict house and ancillary lean-to structures attached to the garage and replace them with one new house, retaining the existing garage	2022-07-08		1	0	1	-1	0	-1	-1	0	0	0	0	
23/00260/FUL	45 East Fen Road Isleham Ely Cambridgeshire CB7 5SW	Isleham	Full application	Construction of 3 bedroom, 1.5 storey detached dwelling and detached double garage	2023-06-08		1	0	1	1	0	1	0	1	0	0	0	
23/01130/FUL	East End Farm 3 Sheldricks Road Isleham Ely Cambridgeshire CB7 5SP	Isleham	Full application	Change of use of existing agricultural barns to form 3 residential dwellings, including, extensions, internal and external alterations, parking, access road and associated works	2024-09-06		3	0	3	3	0	3	0	0	3	0	0	
24/01312/FUL	Workshop Adjacent 2 Station Road Isleham Ely Cambridgeshire CB7 5QT	Isleham		Proposed demolition of existing outbuilding, construction of 1 No private detached dwelling, altered dropped kerb/access and associated works	2025-02-12		1	0	1	1	0	1	0	1	0	0	0	
24/01350/FUL	55 Sun Street Isleham Ely Cambridgeshire CB7 5RU	Isleham	Full application	5 New residential dwellings, access and associated works, including the demolition of existing buildings	2026-02-06		5	0	5	4	0	4	0	4	0	0	0	

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													2026/27	2027/28	2028/29	2029/30	2030/31	
25/00228/FUL	Site Rear Of 22 Mill Street Isleham Ely Cambridgeshire CB7 5RY	Isleham	Full application	Three bed chalet dwelling, outbuilding and associated works	2025-10-31		1	0	1	1	0	1	0	1	0	0	0	
25/00233/FUL	6 Dockings Lane Isleham Ely Cambridgeshire CB7 5QW	Isleham	Full application	Replacement dwelling with double garage, access, parking, turning and associated site works	2025-05-29		1	0	1	0	0	0	0	0	0	0	0	
25/00821/FUL	Old School House Prickwillow Road Isleham Cambridgeshire CB7 5RQ	Isleham	Full application	Consolidation of 5no. residential units to 2no. dwellinghouses	2025-09-24		2	0	2	-3	0	-3	0	-3	0	0	0	
25/00848/FUL	Land Northwest Of 15 Pound Lane Isleham Cambridgeshire	Isleham	Full application	Proposed residential development comprising 3 No. four bedroom bungalows along with associated accesses, parking, turning & site works	2025-10-22		3	0	3	3	0	3	0	3	0	0	0	
25/00115/FUL	Banstead Farm Bradley Road Kirtling Newmarket Suffolk CB8 9JB	Kirtling	Full application	Demolition of existing dwelling, with replacement (self-build) two storey dwelling, with PV panels, new detached garage/workshop, with adjacent air source heat pump and existing septic tank to be replaced with new treatment plant	2025-06-03		1	0	1	0	0	0	0	0	0	0	0	
19/00519/FUL	51 Cannon Street Little Downham Ely Cambridgeshire CB6 2SS	Little Downham	Full application	Construction of 4no. 3 bed houses and refurbish existing 3 bed property on site with associated external amenity spaces, landscaping, parking and access arrangements	2019-09-05	2020-01-29	4	0	4	4	0	4	0	4	0	0	0	Site commenced - former garage demolished
21/00019/FUL	Bramley House 100 Main Street Little Downham Ely Cambridgeshire CB6 2SX	Little Downham	Full application	Construction of 1no. three bedroom, two storey detached dwelling and 1no. four bedroom, two storey detached dwelling and associated site works, including temporary siting of caravan	2021-03-23		2	0	2	2	1	1	1	0	0	0	0	
21/00532/FUL	Land Behind 20 To 24 Straight Furlong Pymoor Cambridgeshire	Little Downham	Full application	Construction of 2no. three bedroom, single storey detached dwellings (Plots 6 & 8)	2023-01-10		2	0	2	2	0	2	0	0	2	0	0	21/00532/DISA - decided Oct 2025 suggests this is still active
21/00874/RMA	Land Adjacent To Mount Pleasant Farm 66 - 68 Main Street Pymoor Ely Cambridgeshire CB6 2DY	Little Downham	Reserved Matters application	Reserved matters for access, layout, appearance, scale & landscaping for previously approved 20/00743/OUT for 4 marketable residential properties	2023-12-28		4	0	4	4	0	4	0	4	0	0	0	Commenced per July 2025 inspection

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													2026/27	2027/28	2028/29	2029/30	2030/31	
21/01313/FUL	Head Fen Farm Head Fen Pymoor Ely Cambridgeshire CB6 2EN	Little Downham	Full application	Proposed new dwelling (following demolition of existing barn) and continued siting of residential unit (during building work)	2021-12-21		1	0	1	1	0	1	1	0	0	0	0	Adjacent plot to 21/01397/FUL
21/01397/FUL	Head Fen Farm Head Fen Pymoor Ely Cambridgeshire CB6 2EN	Little Downham	Full application	Proposed 3 bed dwelling (following removal of barn)	2022-02-09		1	0	1	1	0	1	0	1	0	0	0	Adjacent plot to 21/01313/FUL
23/00531/ARN	Agricultural Barn Four Balls Farm Hundred Foot Bank Pymoor Cambridgeshire CB6 2EL	Little Downham	Prior Notification application	Change of use from 1no. agricultural building to provide 1no. dwelling	2023-10-31		1	0	1	1	0	1	1	0	0	0	0	
25/00179/FUL	Teulu 16 Second Drove Little Downham Ely Cambridgeshire CB6 2UD	Little Downham	Full application	Erection of replacement 2 storey self build dwelling	2025-05-30		1	0	1	0	0	0	0	0	0	0	0	
25/00299/CLE	The Cottage Hundred Foot Bank Pymoor Ely Cambridgeshire CB6 2EL	Little Downham	Certificate of lawfulness	Certificate of Lawfulness to demonstrate the lawful commencement of previously approved 22/00011/FUL	2025-05-15		1	0	1	0	0	0	0	0	0	0	0	
25/00603/ARN	Land North East Of 2 Seventh Drove Little Downham Cambridgeshire	Little Downham	Prior Notification application	Change of use from agricultural building to dwelling	2025-08-05		1	0	1	1	0	1	0	1	0	0	0	
25/00976/CLE	New Barn Fodder Fen Farm Downham Common Little Downham Cambridgeshire	Little Downham	Certificate of lawfulness	Erection of single storey building with rear extension and the residential use of the western part of the building and rear extension as a dwellinghouse (C3).	2025-11-03		1	0	1	1	0	1	0	1	0	0	0	
25/01005/OUT	Land East Of 23 Cannon Street Little Downham Cambridgeshire	Little Downham	Outline application	Outline planning application with all matters reserved apart from access for the erection of one dwelling	2026-02-12		1	0	1	1	0	1	0	0	1	0	0	
21/00786/RMA	Plot 7 Land To West Of Little Thetford Acorns (Pre-school And Childrens Club) The Wyches Little Thetford Cambridgeshire	Little Thetford	Reserved Matters application	Reserved matters for Plot 7 Self Build only for appearance, landscape, layout and scale of previously approved 19/00408/OUM for Residential development for Phased outline proposal for 10 self/custom build dwellings and access	2021-10-15		1	0	1	1	0	1	1	0	0	0	0	Mar 2026 street imagery shows construction advanced

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
21/01639/FUL	Land Rear Of 19 Main Street Little Thetford Ely Cambridgeshire CB6 3HA	Little Thetford	Full application	Construction of detached single storey dwelling, detached double garage with store above, access, parking and landscaping	2023-05-19		1	0	1	1	0	1	0	1	0	0	0	
25/00958/FUL	Site Of Chapel Chapel Hill Little Thetford Cambridgeshire	Little Thetford	Full application	Replacement dwelling and associated works	2025-11-21		1	0	1	0	0	0	0	0	0	0	0	
18/00964/FUL	Site To North And North West Of 50 Station Road Littleport Cambridgeshire	Littleport	Full application	Erection of 3 detached dwellings, with associated access and landscaping works	2018-11-20		3	0	3	3	1	2	2	0	0	0	0	
19/01117/FUL	20 Wellington Street Littleport Ely Cambridgeshire CB6 1PN	Littleport	Full application	Proposed demolition of existing vacant building and outbuildings and the erection of 4no. dwellings and 1no. flat, associated vehicular access, parking, landscaping and works	2020-05-07		5	0	5	5	0	5	5	0	0	0	0	At advanced stage of construction per March 2026 street imagery
20/01458/FUL	Land Adjacent 5 New Road Littleport Ely Cambridgeshire CB6 1PX	Littleport	Full application	Construction of 1no. three bedroom two storey detached dwelling	2021-04-20		1	0	1	1	0	1	1	0	0	0	0	20/01458/NMAA accepted Apr 2025
21/00297/FUL	Land East Of 33 The Holmes Littleport Cambridgeshire	Littleport	Full application	Construction of 9no. open market dwellings with associated vehicular access	2021-12-22		9	0	9	9	0	9	4	5	0	0	0	Work commenced per Jun 2026 site visit
21/00861/OUT	Land South Of 7 - 11 Wisbech Road Littleport Cambridgeshire	Littleport	Outline application	Outline for 6 no. dwellings following demolition of 2 dwellings at front (no.s 9 and 11)	2023-07-28		6	0	6	4	0	4	0	4	0	0	0	Reserved matters 26/00739/RMA approved Oct 2026
22/00358/FUL	Land North East Of Rijon Padnal Littleport Cambridgeshire	Littleport	Full application	6no. four bed dwellings and associated works	2022-11-04		6	0	6	6	0	6	0	0	6	0	0	Site considered active - discharge agreed July 2025
22/00378/FUL	Rima's Shop Limited 22 Main Street Littleport Ely Cambridgeshire CB6 1PJ	Littleport	Full application	Construction of two-storey dwelling, creation of a stair enclosure to the flat above the existing retail unit & bin area for 22 Main Street and associated works	2023-06-16		1	0	1	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
22/01143/RMA	Self Build Plot 3 Tilling Way Littleport Cambridgeshire	Littleport	Reserved Matters application	Reserved matters for Approval of the details of appearance, landscaping, layout and scale for self build plot 3 Tilling Way, Littleport, Ely, CB6 1UN of previously approved 18/00393/OUM Construction of up to 126 dwellings and associated infrastructure.	2023-01-31		1	0	1	1	0	1	1	0	0	0	0	
22/01239/RMA	Self Build Plot 2 Tilling Way Littleport Cambridgeshire	Littleport	Reserved Matters application	Reserved matters for appearance, landscaping, layout and scale for self build Plot 2 Tilling Way of previously approved 18/00393/OUM Construction of up to 126 dwellings and associated infrastructure	2023-01-30		1	0	1	1	0	1	0	1	0	0	0	
23/00293/FUL	24 Main Street Littleport Cambridgeshire CB6 1PJ	Littleport	Full application	Conversion of first floor and ground floor storage areas of commercial use to one 2 bedroom flat and one studio flat with associated renovations, replacing old windows and changes to fenestrations, secured cycle parking and relocation of existing garage/shed	2023-07-28		2	0	2	2	0	2	0	2	0	0	0	
23/00845/FUL	Self Build Plot 1 Fetlock Walk Littleport Cambridgeshire	Littleport	Full application	Construction of four bedroom detached self build dwelling	2023-11-15		1	0	1	1	0	1	1	0	0	0	0	
23/01004/FUL	Costcutter 1 Main Street Littleport Ely Cambridgeshire CB6 1PH	Littleport	Full application	Change of use from shop office/staff room area to domestic living area, including internal alterations	2024-01-16		1	0	1	1	0	1	1	0	0	0	0	
23/01023/RMA	Site North Of 44 Camel Road Littleport Cambridgeshire	Littleport	Reserved Matters application	Reserved matters for access, appearance, landscaping and scale for previously approved 22/01021/OUT for 2no. self-build, detached dwellings, including off-street parking and associated infrastructure	2024-03-26		2	0	2	2	0	2	0	2	0	0	0	Commenced per March 2026 street imagery
23/01146/FUL	3A Granary Lane Littleport Ely Cambridgeshire CB6 1PQ	Littleport	Full application	Alterations and extension to form 1no. single dwelling, demolition of garage, 3 new parking spaces and solar panels	2024-02-26		1	0	1	1	0	1	1	0	0	0	0	
24/00060/FUL	Land East Of 19 Grange Lane Littleport Cambridgeshire	Littleport	Full application	Erection of 4no. dwellings	2025-06-18		4	0	4	4	0	4	0	4	0	0	0	
24/00090/ARN	39 Camel Road Littleport Cambridgeshire CB6 1PU	Littleport	Prior Notification application	Conversion of agricultural barn to a residential dwelling under class Q	2024-03-15		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
24/00706/FUL	Tudor Lodge Bells Drove Welney Wisbech Cambridgeshire PE14 9TG	Littleport		Construction of a new dwelling following demolition of existing dwelling due to fire	2025-02-04		1	0	1	0	0	0	0	0	0	0	0	
25/00174/RMA	Land North West Of 28 Camel Road Littleport Cambridgeshire	Littleport	Reserved Matters application	Reserved matters for appearance, landscaping and scale of two bungalows pursuant to 22/00192/OUT	2025-05-15		2	0	2	2	0	2	0	2	0	0	0	
26/00034/FUL	42A Station Road Littleport Ely Cambridgeshire CB6 1QF	Littleport	Full application	Demolition of existing single storey dwelling and construction of 1 No self-build four bedroom detached house and 2 no self-build semi detached two bedroom houses	2026-03-25		3	0	3	2	0	2	0	2	0	0	0	
18/01416/FUL	39 Longmeadow Lode Cambridge CB25 9HA	Lode	Full application	Demolition of existing dwelling, erection of 4 No. semi detached dwellings and associated site works	2020-03-10		4	0	4	3	-1	4	0	4	0	0	0	Existing building demolished by 2022, work recommenced per Dec 2025 site visit
23/00922/ERN	43 High Street Lode Cambridgeshire CB25 9EW	Lode	Prior Notification application	Change of Use of a Building (Use Class E) and Land within its Curtilage to 1no. Dwelling (Use Class C3)	2023-10-12		1	0	1	1	0	1	1	0	0	0	0	
24/00574/FUL	Land West Of Montrose Farm 2 Millards Lane Lode	Lode		Erection of 2No private dwellings, new access/dropped kerb, car parking and associated works	2024-09-27		2	0	2	2	0	2	0	2	0	0	0	Supersedes 23/00060/FUL
19/00109/FUL	Site West Of Springleys Paddock Witcham Road Mepal Cambridgeshire	Mepal	Full application	2 detached two storey dwellings	2019-03-14		2	0	2	2	1	1	1	0	0	0	0	
21/01536/FUL	Low Bank Farm Low Bank Mepal Ely Cambridgeshire CB6 2AU	Mepal	Full application	Construction of residential dwelling	2023-04-20		1	0	1	1	0	1	0	1	0	0	0	
22/00561/FUL	Broadmead Boarding Kennels Witcham Road Mepal Cambridgeshire	Mepal	Full application	Construction of three bed dwelling	2022-12-15		1	0	1	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
22/00833/FUL	Horticultural Site Between 8 And 14 Bridge Road Mepal Cambridgeshire CB6 2AR	Mepal	Full application	Construction of dwelling (Plot 2), previously approved under references 19/00799/OUT and 21/00969/RMA (partially retrospective)	2022-10-12		1	0	1	1	0	1	1	0	0	0	0	
22/00834/FUL	Horticultural Site Between 8 And 14 Bridge Road Mepal Cambridgeshire CB6 2AR	Mepal	Full application	Construction of dwelling (Plot 1), previously approved under references 19/00799/OUT and 20/01571/RMA (partially retrospective)	2022-10-12		1	0	1	1	0	1	1	0	0	0	0	
24/00002/FUL	Mepal Union Chapel School Lane Mepal Cambridgeshire	Mepal	Full application	Change of use from chapel to dwelling	2024-03-06		1	0	1	1	0	1	1	0	0	0	0	
24/00069/FUL	Land North West Of 7 Bridge Road Mepal Cambridgeshire	Mepal	Full application	Construction of one detached dwelling and new access	2024-03-14		1	0	1	1	0	1	1	0	0	0	0	
25/00149/RMA	Land South West Of Chestnut Farm Witcham Road Mepal Cambridgeshire	Mepal	Reserved Matters application	Reserved matters for previously approved 22/00168/OUT application for single storey dwelling and associated parking	2025-06-12		1	0	1	1	0	1	0	1	0	0	0	
25/00421/OUT	Horticultural Site Between 8 And 14 Bridge Road Mepal Cambridgeshire CB6 2AR	Mepal	Outline application	Subdivision of an existing horticultural site to create a single self-build residential plot (Plot 1), while retaining the remainder of the land for horticultural use	2026-03-16		1	0	1	1	0	1	0	0	1	0	0	
25/00659/PIP	Land North Of The Old Barn 13 Bridge Road Mepal Cambridgeshire	Mepal	Permission in Principle	One and half storey domestic dwelling with associated garage	2025-08-01		1	0	1	1	0	1	0	0	1	0	0	
25/01344/FUL	3 School Lane Mepal Ely Cambridgeshire CB6 2AJ	Mepal	Full application	Construction of 1No. detached self-build dwelling and extension to garden of No.3	2026-03-19		1	0	1	1	0	1	0	1	0	0	0	
20/00588/RMA	Land Opposite 20 Burwell Road Reach	Reach	Reserved Matters application	Reserved matters of appearance and landscaping for erection of 3 dwellings of application 17/00967/OUT	2020-09-29		3	0	3	3	0	3	0	0	3	0	0	Site being marketed on Radcliffe and Rust estate agents website from Feb 2026

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
16/00060/FUL	11, Orchard Row, Soham, ELY, CB7 5AY	Soham	Full application	Proposed 4 No properties	2016-09-23		4	0	4	4	2	2	2	0	0	0	0	Final two dwellings significantly constructed per Apr 2026 street imagery
19/01391/FUL	Agricultural Buildings Road Between Orchard Row And Wicken Road (C143) Soham Cambridgeshire	Soham	Full application	Proposed 3No dwellings following demolition of existing agricultural buildings - Phased Development	2020-03-11		3	0	3	3	0	3	3	0	0	0	0	March 2026 street imagery shows this close to completion
20/01438/FUL	Land North Of 19 Brook Street Soham Cambridgeshire	Soham	Full application	Residential development of four detached bungalows, garaging, parking, access road & associated site works	2021-07-16		4	0	4	4	0	4	4	0	0	0	0	May 2026 satellite imagery shows advanced stage of construction
21/01053/RMA	Randalls Farm Barway Ely Cambridgeshire CB7 5UB	Soham	Reserved Matters application	Reserved matters for Approval of the details of the appearance and landscaping of the development of previously approved 21/00059/VAR for the Proposed 3 No. two storey dwellings with integrated parking, access and associated site works	2022-01-26		3	0	3	3	2	1	1	0	0	0	0	
21/01102/RMA	Site North West Of 34 Bancroft Lane Soham Cambridgeshire	Soham	Reserved Matters application	Reserve matters for Appearance, Landscaping, Layout, and Scale 19/01187/OUT for the Demolition of existing structures and erection of five dwellings	2021-12-20		5	0	5	5	3	2	2	0	0	0	0	
22/00074/FUL	Land Adjacent 141 Brook Street Soham Ely Cambridgeshire CB7 5AE	Soham	Full application	Proposed bungalow, garage, parking, access & site works along with outbuilding to be used as a workshop for restoration of vintage tractors	2022-03-30		1	0	1	1	0	1	1	0	0	0	0	
22/00123/FUL	133 & 135 The Butts Soham Ely Cambridgeshire CB7 5AW	Soham	Full application	Erection of two dwellings (one market and one with occupancy restriction) (part retrospective)	2022-08-09		2	0	2	2	1	1	1	0	0	0	0	
22/00310/FUL	Land To Rear Of 2 To 5 The Birches Soham Cambridgeshire	Soham	Full application	Development of 5 dwellings, garaging, parking, access, and associated site works (phased development)	2023-07-25		5	0	5	5	0	5	5	0	0	0	0	Supersedes 22/00241/RMA. Satellite imagery shows advanced stage of construction for some plots
22/00917/RMA	36 Bancroft Lane Soham Ely Cambridgeshire CB7 5DG	Soham	Reserved Matters application	Reserved matters for appearance, landscaping, layout and scale of previously approved 21/01833/OUT for proposed demolition of existing dwelling and erection of 2 new dwellings and associated works	2023-05-16		2	0	2	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
23/00351/FUL	Land North Of 11 Orchard Row Soham Cambridgeshire	Soham	Full application	Two bed bungalow and double garage	2025-09-01		1	0	1	1	0	1	0	1	0	0	0	
23/00542/FUL	Land Adjacent 7 Kents Lane Soham Cambridgeshire	Soham	Full application	Proposed dwelling- resubmission of 17/00565/FUL	2023-09-07		1	0	1	1	0	1	0	1	0	0	0	
23/00546/FUL	Baileys Lodge 107 Mereside Soham Ely Cambridgeshire CB7 5EE	Soham	Full application	Residential development comprising one dwelling, access, parking and pond	2023-07-20		1	0	1	1	0	1	1	0	0	0	0	
23/00630/ARN	52 Great Fen Road Soham Cambridgeshire CB7 5UH	Soham	Prior Notification application	Conversion of existing barn to create a single storey residential dwelling	2023-12-28		1	0	1	1	0	1	1	0	0	0	0	
23/00997/OUT	Site Rear Of 57 To 65 Mereside Soham Cambridgeshire	Soham	Outline application	Residential development of 3no two storey dwellings, garaging, parking, access road and associated site works - phased development	2026-02-05		3	0	3	3	0	3	0	0	3	0	0	
23/01192/FUL	Rear Of 41 High Street Soham Ely Cambridgeshire CB7 5HA	Soham	Full application	Conversion of Royal Mail sorting office to residential accommodation	2024-03-14		1	0	1	1	0	1	1	0	0	0	0	
23/01370/FUL	Site Formerly 13A Townsend Soham Cambridgeshire	Soham	Full application	Construction of a pair of houses	2024-03-15		2	0	2	2	0	2	0	0	2	0	0	
24/00313/FUL	23 Hall Street Soham Cambridgeshire CB7 5BN	Soham		Rebuild office building, chapel of rest & mortuary building. Relocation of workshop, new garage with living accommodation above, conversion of barn/workshop into service chapel and associated walled garden. Relocation of vehicle access	2024-11-13		1	0	1	1	0	1	0	1	0	0	0	
24/00325/FUL	Site North West Of 4 Barway Road Barway Cambridgeshire	Soham		Single agricultural workers dwelling, with parking, landscaping and supporting infrastructure	2024-11-25		1	0	1	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
24/00804/FUL	Land East Of 53 Fordham Road Soham Cambridgeshire	Soham		Three bed dwelling with parking, access & associated site works (see extant application 21/01440/FUL)	2024-10-08		1	0	1	1	0	1	0	1	0	0	0	Supersedes 21/01440/FUL
24/01313/FUL	Crow Hall Farm Northfield Road Soham Ely Cambridgeshire CB7 5UF	Soham	Full application	Change of use to residential, extension, porch, fenestration details, solar panels, and associated works	2025-05-27		1	0	1	1	0	1	0	1	0	0	0	
25/00134/FUL	18-20 High Street Soham Ely Cambridgeshire CB7 5HE	Soham	Full application	Demolition of existing single storey, flat-roofed storage area. Subdivision of existing commercial unit to create two units including alterations to existing shopfront to create additional entrance. Part change of use and single and first floor level extensions to create 1 new flat, new ground floor openings and associated works	2025-06-05		1	0	1	1	0	1	0	1	0	0	0	
25/00158/CLE	2B College Road Soham Cambridgeshire	Soham	Certificate of lawfulness	To demonstrate the commencement of building works permitted under 04/00835/OUT and 08/01083/RMA and therefore the retention of the permission in perpetuity	2025-04-11		1	0	1	1	0	1	0	1	0	0	0	
25/00528/FUL	31A East Fen Common Soham Cambridgeshire CB7 5JH	Soham	Full application	Proposed demolition of existing bungalow and construction of 2No dwellings and associated works	2026-03-13		2	0	2	1	0	1	0	1	0	0	0	
25/00544/FUL	Land South East Of 47 Fordham Road Soham Cambridgeshire	Soham	Full application	Construction of 1No private detached dwelling, altered access and associated works	2025-11-10		1	0	1	1	0	1	0	1	0	0	0	
25/00597/CLE	Newton Lodge 4 College Road Soham Cambridgeshire CB7 5HW	Soham	Certificate of lawfulness	To demonstrate the commencement of building works permitted under 05/00054/OUT and 07/01442/RMA and therefore the retention of the permission in perpetuity	2025-08-11		1	0	1	1	0	1	0	1	0	0	0	
25/00827/FUL	Land South Of 91 Clay Street Soham Cambridgeshire	Soham	Full application	Construction of two dwellings, new access and associated works	2026-03-13		2	0	2	2	0	2	0	2	0	0	0	
25/00849/ARN	Land North West Of 29A Hasse Road Soham Cambridgeshire	Soham	Prior Notification application	Proposed conversion of 2 no. Agricultural Barns to 2 no. dwellings	2025-09-30		2	0	2	2	0	2	0	2	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/01169/FUL	27 Orchard Row Soham Ely Cambridgeshire CB7 5AY	Soham	Full application	Construction of 1 private detached dwelling, dropped kerb and associated works	2025-12-18		1	0	1	1	0	1	0	1	0	0	0	
18/00774/FUL	Millfields Stables Ltd Millfield Stables Mill Lane Stetchworth Suffolk	Stetchworth	Full application	Demolition of barn and replacement with 3 detached dwellings and associated works.	2018-09-25		3	0	3	3	0	3	3	0	0	0	0	March 2026 street imagery shows this close to completion
23/00841/FUL	3 & 3A Short Road Stretham Ely Cambridgeshire CB6 3LS	Stretham	Full application	Conversion of existing offices and front extension to two self-contained flats, first floor office accommodation with separate access at No.3 and first floor annexe above existing double garage and single storey garden room at No.3A	2023-09-13		2	0	2	2	0	2	0	2	0	0	0	
25/00126/FUL	26 High Street Stretham Ely Cambridgeshire CB6 3JQ	Stretham	Full application	Demolition of barn, 2 no. self build dwellings, new access road (Phased development plots 1 & 2)	2025-06-18		2	0	2	2	0	2	0	2	0	0	0	
25/00585/FUL	Site East Of 1 Berry Close Stretham Cambridgeshire	Stretham	Full application	New dwelling and associated parking/gardens	2025-11-28		1	0	1	1	0	1	0	1	0	0	0	
21/01745/RMA	22 Link Lane Sutton Ely Cambridgeshire CB6 2NF	Sutton	Reserved Matters application	Erection 1 no. dwelling	2022-08-08		1	0	1	1	0	1	1	0	0	0	0	
22/00345/FUL	Site South East Of 91 The Row Sutton Cambridgeshire CB6 2PB	Sutton	Full application	Construction of 3 bedroom two storey detached self-build dwelling, carport/workshop and siting/residential use of one mobile home for duration of works, and associated works	2022-05-13	2023-04-13	1	0	1	1	0	1	1	0	0	0	0	
22/00626/FUL	121-123 High Street Sutton Ely Cambridgeshire CB6 2NR	Sutton		Erection of 9 No. dwellings and associated works, following the demolition of the existing dwellings (121 and 123 High Street)	2025-02-18		9	0	9	7	0	7	0	7	0	0	0	
22/00958/FUL	Site South West Of 16 Tower Road Sutton Cambridgeshire	Sutton	Full application	Construction of a new dwelling	2023-01-31		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
23/00512/RMA	Land To North Side Of Mill Field Sutton Cambridgeshire	Sutton	Reserved Matters application	Reserved matters of Appearance, Landscaping and Scale of previously approved 22/00525/VAR To vary condition 12 (floor area) of previously approved 21/00485/OUT for proposed residential development of nine dwellings, access road, car ports, garaging, visibility splays and associated site works	2024-02-29		9	0	9	9	0	9	9	0	0	0	0	First completion in May 2026
24/01345/OUT	44 The Row Sutton Ely Cambridgeshire CB6 2PD	Sutton	Outline application	Outline application with all matters reserved except access and scale for the erection of two dwellings (re-submission of 22/01044/OUT)	2025-03-26		2	0	2	2	0	2	0	0	2	0	0	
26/00008/ERN	78C High Street Sutton Ely Cambridgeshire CB6 2NW	Sutton	Prior Notification application	Change of use from office to dwelling	2026-03-02		1	0	1	1	0	1	0	1	0	0	0	
22/00859/FUL	First Floor Offices Hill Side Mill Quarry Lane Swaffham Bulbeck	Swaffham Bulbeck		Conversion of a former office building to four residential flats	2024-02-05		4	0	4	4	0	4	4	0	0	0	0	
25/01343/FUL	Downing Farm Station Road Swaffham Bulbeck Cambridgeshire CB25 0NW	Swaffham Bulbeck	Full application	Change of use of building and land from an agricultural use to two dwellinghouses	2026-02-27		2	0	2	2	0	2	0	2	0	0	0	
24/00915/ARN	Sunnywood Farm Swaffham Prior Fen Swaffham Prior Cambridge Cambridgeshire CB25 0LQ	Swaffham Prior		Change of use of agricultural buildings to two dwellings	2024-12-06		2	0	2	2	0	2	0	2	0	0	0	
17/00854/FUL	Site Adjacent 1 Main Street Wentworth Ely Cambridgeshire CB6 3QG	Wentworth	Full application	Construction of 3 no. dwellings and 3 no. new access	2017-09-15		3	0	3	3	1	2	2	0	0	0	0	Plot 1 complete. Plot 2 and 3 nearing completion per March 2026 street imagery
23/00443/FUL	The Cherry Trees Westley Waterless Newmarket Suffolk CB8 0RG	Westley Waterless	Full application	Erection of two new dwellings following demolition of existing dwelling and outbuildings with alterations to existing access and associated works	2024-01-22		2	0	2	1	0	1	0	1	0	0	0	
19/00736/FUL	Land North West Of 20 Stretham Road Wicken Cambridgeshire	Wicken	Full application	Proposed one 4 bed chalet and one 3 bed house, garaging, parking, access plus associated site works (Phased Development)	2019-09-12		2	0	2	2	1	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
19/00738/FUL	Land North Of 20A Chapel Lane Wicken Cambridgeshire	Wicken	Full application	Proposed 1No detached house & 2No semi-detached houses, garaging, parking, access plus associated site works	2019-07-26		3	0	3	3	0	3	3	0	0	0	0	Covers 3 of the 7 dwellings proposed by 18/01288/OUT. The other 4 are covered by 21/01599/RMA. Mar 2026 Street imagery shows all 3 near completion
20/00771/FUL	Dimmocks Cote 46 Stretham Road Wicken Ely Cambridgeshire CB7 5XL	Wicken	Full application	Demolition of existing agricultural buildings and development of 6 dwellings	2020-10-28		6	2	4	4	1	3	3	0	0	0	0	2 plots superseded. See 21/00790/FUL and 21/00792/FUL
21/00790/FUL	Plot 3 Dimmocks Cote 46 Stretham Road Wicken Ely Cambridgeshire CB7 5XL	Wicken	Full application	Redesign of single dwelling on Plot 3 at Dimmocks Cote	2021-08-11		1	0	1	1	0	1	1	0	0	0	0	Supersedes 1 plot of 20/00771/FUL
21/00792/FUL	Plot 1 Dimmocks Cote 46 Stretham Road Wicken CB7 5XL	Wicken	Full application	Redesign of one dwelling on Plot 1 at Dimmocks Cote	2021-08-11		1	0	1	1	0	1	0	1	0	0	0	Supersedes 1 plot of 20/00771/FUL
21/01599/RMA	Land North Of 20A Chapel Lane Wicken Cambridgeshire	Wicken	Reserved Matters application	Approval of reserved matters of Appearance, Landscaping & Layout of previously approved 18/01288/OUT for Proposed residential development of seven dwellings, access, parking and associated site works	2022-04-14		4	0	4	4	0	4	0	0	4	0	0	4 of the 7 dwellings proposed in the outline are covered in this application. The other 3 are covered by 19/00738/FUL
22/00972/RMA	Plot 3 Land West Of 27 The Crescent Wicken Cambridgeshire	Wicken	Reserved Matters application	Reserved matters for Layout, Scale, Appearance, Access and Landscaping for Plot 3 of previously approved 21/00584/OUT for proposed residential development for 3 dwellings	2023-03-08		1	0	1	1	0	1	1	0	0	0	0	
22/01016/FUL	Plot 1 Land South Of 3 Old School Lane Upware Cambridgeshire	Wicken	Full application	Construction of dwelling with detached garage, revisions to previously approved 22/00500/FUL	2022-10-21		1	0	1	1	0	1	0	1	0	0	0	
23/00894/FUL	Land North West Of 9 Stretham Road Wicken Cambridgeshire	Wicken		Change of use from Use Class B8 to C3 residential including the removal of storage containers, erection of four detached dwellings, along with associated works including closing and relocating the existing access	2023-08-12		4	0	4	4	0	4	0	0	4	0	0	
23/01320/FUL	16 Chapel Lane Wicken Cambridgeshire	Wicken	Full application	Demolition of an existing cottage and construction of two detached, two-storey dwellings and associated landscaping and infrastructure	2024-02-08		2	0	2	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
24/00318/FUL	Site To The East Of 38A Chapel Lane Wicken Cambridgeshire	Wicken	Full application	Erection of 2 three-bedroom semi-detached bungalows with off-street parking and associated landscaping	2024-06-13	2025-08-15	2	0	2	2	0	2	0	0	2	0	0	
24/01119/FUL	Site To The East Of 38A Chapel Lane Wicken Cambridgeshire	Wicken	Full application	Erection of 2 detached four bedroom homes with garages, off-street parking and associated landscaping	2025-05-08	2025-08-15	2	0	2	2	0	2	0	2	0	0	0	
24/01234/FUL	Land To East Of 38 And 38A Chapel Lane Wicken Ely Cambridgeshire CB7 5XZ	Wicken	Full application	Erection of 1 detached five-bedroom home with attached garage, off-street parking and associated landscaping	2025-05-08	2025-08-15	1	0	1	1	0	1	0	1	0	0	0	
24/01294/FUL	Barn At Spinney Abbey 33 Stretham Road Wicken Cambridgeshire	Wicken	Full application	The conversion of a redundant barn and outbuildings into one self-build, family home for the farm owners and an events venue, as well as associated access, landscaping and infrastructure works (revision to development approved as part of Application 22/00379/FUL)	2025-02-28		1	0	1	1	0	1	0	1	0	0	0	
20/01269/FUL	Springfield House Twentypence Road Wilburton Ely Cambridgeshire CB6 3PX	Wilburton	Full application	Demolition of one dwelling and structures on site, and replacement with one dwelling and garage	2021-09-03		1	0	1	0	0	0	0	0	0	0	0	
21/01008/RMA	Land Rear Of 9 West End Wilburton Cambridgeshire	Wilburton	Reserved Matters application	Reserved matters for landscaping, scale, appearance and layout of previously approved 18/00986/OUT for the erection of seven dwellings and associated works	2023-04-26		7	0	7	7	0	7	0	0	7	0	0	25/01101/CLE confirms that this site has commenced
21/01097/FUL	Mitchells Farm Millfield Lane Wilburton Ely Cambridgeshire CB6 3SD	Wilburton	Full application	Demolition of barn and sheds, and erection of one self-build dwelling and associated works	2021-10-11		1	0	1	1	0	1	0	0	1	0	0	21/01097/DISC discharged Feb 2026
21/01534/RMA	Land Adjacent 36 Haddenham Road Wilburton Ely Cambridgeshire CB6 3RG	Wilburton	Reserved Matters application	Reserved matters for Approval of the details of the Appearance; Landscaping; and Layout of previously approved 18/01266/OUT for proposed residential dwelling, garaging, parking, access & associated site works	2021-12-13		1	0	1	1	0	1	0	1	0	0	0	Commenced, per 23/01258/CLE
22/00295/FUL	Land West Of 93 Stretham Road Wilburton Cambridgeshire	Wilburton	Full application	Erection of one dwelling with garage, new vehicular access and associated works	2022-07-20		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
23/00004/FUL	74 High Street Wilburton Ely Cambridgeshire CB6 3RA	Wilburton	Full application	Alterations and extension to No.74 High Street and construction of 2no. detached dwellings	2023-09-20		2	0	2	2	0	2	0	2	0	0	0	
23/00284/FUL	Land South Of 8 Clarkes Lane Wilburton Ely Cambridgeshire CB6 3RH	Wilburton	Full application	Resubmission of previously approved application 20/00113/FUL- proposed dwelling	2023-05-25		1	0	1	1	0	1	0	1	0	0	0	
23/01015/ARN	Land At Mingay Farm Twentypence Road Wilburton Cambridgeshire	Wilburton	Prior Notification application	Change of use of existing agricultural building to two residential dwellings and associated building works	2023-11-08		2	0	2	2	0	2	0	2	0	0	0	
24/01314/FUL	Land South Of 9 Limes Close Wilburton Cambridgeshire	Wilburton		1 No. two storey dwelling and attached double garage along with access parking and site works following demolition of existing building on site	2025-03-06		1	0	1	1	0	1	0	1	0	0	0	
21/00870/FUL	Land West Of Hillcrest Mepal Road Witcham Cambridgeshire	Witcham	Full application	1no. dwelling (phased development Plot 3) following outline consent 19/01045/OUT	2022-01-31		1	0	1	1	0	1	1	0	0	0	0	
18/01669/FUL	Cathedral View Park Witchford Ely Cambridgeshire CB6 2JL	Witchford	Full application	Erection of 3No park homes	2019-08-13		3	0	3	3	2	1	1	0	0	0	0	
21/01445/FUL	Site To Rear Of 33 Manor Close Witchford Cambridgeshire	Witchford	Full application	Revision to previously approved application 21/00569/FUL Proposed three bed dwelling	2022-03-04		1	0	1	1	0	1	1	0	0	0	0	
23/00560/FUL	Site North West Of 36 Manor Close Witchford Cambridgeshire	Witchford	Full application	Construction of 3 bedroom, 1.5 storey detached dwelling	2023-10-11		1	0	1	1	0	1	1	0	0	0	0	
23/00775/FUL	Ridgeway Farm Common Road Witchford Cambridgeshire CB6 2HZ	Witchford	Full application	Erection of a dwelling and associated change of use of agricultural land to amenity land	2023-10-06		1	0	1	1	0	1	1	0	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/00789/OUT	7 Marroway Lane Witchford Cambridgeshire	Witchford	Outline application	Demolition of builders yard outbuildings and construction of a bungalow	2025-12-24		1	0	1	1	0	1	0	0	1	0	0	
25/01080/FUL	Witchford Baptist Church Main Street Witchford Ely Cambridgeshire CB6 2HP	Witchford	Full application	Change of use for new residential flat in existing chapel roof space, proposed dropped kerb and 2No. parking spaces for residential use	2025-11-20		1	0	1	1	0	1	0	1	0	0	0	
21/01399/FUL	Land Between 99 And 101 School Road Saxon Street Suffolk	Woodditton	Full application	Plot 1 self build, construction of no.1 dwelling, no.4 bedrooms	2022-01-21		1	0	1	1	0	1	1	0	0	0	0	
22/00446/RMA	OS Land Parcel 5700 South West Of 5 Stetchworth Road Woodditton Cambridgeshire	Woodditton	Full application	Reserved matters of previously approved 19/01630/OUT for residential development, comprising three detached dwellings, with all matters reserved except access	2023-01-25		3	0	3	3	0	3	0	3	0	0	0	
22/00722/FUL	59 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ	Woodditton	Full application	Demolition of existing dwelling, and construction of 2no. new dwellings	2023-05-02		2	0	2	1	0	1	1	0	0	0	0	
23/01245/FUL	The Old Forge 8 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ	Woodditton	Full application	Change of use from annex to form self contained dwellinghouse (Class C3) with garden and access	2024-01-09		1	0	1	1	0	1	1	0	0	0	0	
24/01121/FUL	1 Whitecroft Drive Cheveley Road Saxon Street Suffolk CB8 9FY	Woodditton		Construction of a detached house	2025-01-30		1	0	1	1	0	1	0	1	0	0	0	
25/00549/RMA	6 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ	Woodditton	Reserved Matters application	Reserved matters for access, appearance, landscaping, layout and scale of previously approved 24/00521/OUT for up to seven new dwellings of mixed scale as well as associated landscaping works and the demolition of the existing dwelling	2025-09-19		7	0	7	6	0	6	0	6	0	0	0	
25/00657/FUL	The Laurels 50 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ	Woodditton	Full application	Erection of 1 dwelling following demolition of existing outbuildings	2025-12-03		1	0	1	1	0	1	0	1	0	0	0	

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase Net Unit	Past Net Completions	Net Supply	Years 1 - 5					Comments
													2026/27	2027/28	2028/29	2029/30	2030/31	
25/01153/ARN	Saxon Hall 11 The Street Saxon Street Newmarket Suffolk CB8 9SX	Woodditton	Prior Notification application	Change of use of existing farm buildings to form 5 dwellings	2026-02-04		5	0	5	5	0	5	0	5	0	0	0	

Appendix A (2) Trajectory of major sites with detailed planning permission

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Phase capacity	Phase Net Units	Past Net Completions	Net Supply	Years 1 - 5					Years up to 2039/40										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/26	2036/37	2037/38	2038/39	2039/40	2040/41	
19/00179/FUM	Potters Cottage 39 Church Street Ashley Newmarket Suffolk CB8 9DU	Ashley	Full application	Application for 16 residential dwellings (including 40% affordable) comprising two 5xbed houses, one 4xbed house, four 3xbed houses and nine 2xbed houses along with access, car parking, landscaping and associated infrastructure	2020-04-20		16	16	0	16	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	May 2026 satellite imagery shows advanced stage of construction
25/00790/FUM	Land Southwest Of Red Lion Public House Six Mile Bottom Road Brinkley Suffolk	Brinkley	Full application	Change of use to equine stud farm, erection of four yards including stabling, ancillary facilities, service facilities, turnout and two rural worker houses	2026-03-24		2	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/01238/RMM	Stanford Park, Weirs Drove, Burwell, Cambridge CB25 0BP	Burwell	Reserved Matters application	Reserved matters for change of use of existing caravan touring park site for the siting of up to a maximum of 91 mobile homes with new access to include communal open space, resident meeting hall, park office and associated park infrastructure pursuant to outline planning permission 16/00686/OUM	2019-07-01		91	91	15	76	15	15	15	15	16	0	0	0	0	0	0	0	0	0	0	
22/00420/RMM	Phase 1 Millstone Park Land Adjacent To Melton Farm Newmarket Road Burwell	Burwell	Reserved Matters application	Reserved matters comprising layout, scale, appearance and landscaping for 138 dwellings, internal roads, parking, open space, landscaping, associated drainage and ancillary infrastructure for Phase 1 (Housing) pursuant to outline planning permission 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)	2023-11-10		138	138	0	138	50	50	38	0	0	0	0	0	0	0	0	0	0	0	0	First completions recorded in April 2026. Developer anticipates all 3 phases with detailed permission on this site (22/00420/RMM, 22/00479/RMM & 24/00924/RMM) will complete within the 5 year period. Developer also anticipates Year 1 delivery may exceed numbers given in this report due to focus on rapidly delivering Affordable units
22/00479/RMM	Phase 2A Millstone Park Land Adjacent To Melton Farm Newmarket Road Burwell	Burwell	Reserved Matters application	Reserved matters for Layout, Scale, Appearance and Landscaping for Phase 2A for 133 dwellings, parking, internal roads, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)	2023-11-10		133	133	0	133	0	50	50	33	0	0	0	0	0	0	0	0	0	0	0	Foundations of first dwellings visible on May 2026 satellite imagery. Developer anticipates all 3 phases with detailed permission on this site (22/00420/RMM, 22/00479/RMM & 24/00924/RMM) will complete within the 5 year period.
24/00924/RMM	Millstone Park Newmarket Road Burwell CB25 0BA	Burwell	Reserved Matters application	Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 3) comprising full details of the 61 dwellings including internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB)	2025-06-05		61	61	0	61	0	0	30	31	0	0	0	0	0	0	0	0	0	0	0	Developer anticipates all 3 phases with detailed permission on this site (22/00420/RMM, 22/00479/RMM & 24/00924/RMM) will complete within the 5 year period.

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Phase capacity	Phase Net Units	Past Net Completions	Net Supply	Years 1 - 5					Years up to 2039/40										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/26	2036/37	2037/38	2038/39	2039/40	2040/41	
21/01055/RMM	Home Office Bungalows Little Green Cheveley Suffolk	Cheveley	Reserved Matters application	Reserved matters for Appearance, Landscaping, Layout, and Scale of previously approved 19/00767/OUM for the Outline planning application for residential development for up to 22 dwellings following the demolition of 6 bungalows with all matters reserved except access	2022-06-10		22	16	15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
22/00039/RMM	Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk	Dullingham	Reserved Matters application	Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways	2024-12-10		41	41	0	41	0	10	20	11	0	0	0	0	0	0	0	0	0	0		
20/00360/RMM	Land North Of Cam Drive Ely Cambridgeshire	Ely	Reserved Matters application	Reserved Matters for appearance, landscaping, layout and scale for the construction of 258 dwellings and associated infrastructure following outline planning application 13/00785/ESO (Orchards Green Phase 3)	2020-08-06		258	258	215	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0		
20/01006/FUM	Heaton Drive And Land To The West, Heaton Close, Kilkenny Avenue, Gunning Close And Nigel Road Ely Cambridgeshire	Ely	Full application	Erection of 27 dwellings, to include parking for existing dwellings and landscaping.	2024-01-19		27	27	7	20	10	10	0	0	0	0	0	0	0	0	0	0	0	0		
21/00470/RMM	Orchards Green Phase 2A Land North Of Cam Drive Ely Cambridgeshire	Ely	Reserved Matters application	Reserved matters (including full details of the layout, scale appearance and landscaping) in relation to the construction of 258 dwellings, 4 retail units, internal roads, cricket pavilion, open space and other associated infrastructure	2021-11-10		258	258	142	116	50	50	16	0	0	0	0	0	0	0	0	0	0	0	Site forms part of original 1200 dwelling outline 13/00785/ESO	
21/00535/FUM	Land Opposite Roundabout (Former Westmill Foods) Angel Drove Ely Cambridgeshire	Ely	Full application	Mixed-use redevelopment comprising residential dwellings (Use Class C3), commercial floorspace (Use Class E) and associated landscaping and parking provision	2023-04-20		78	78	6	72	40	32	0	0	0	0	0	0	0	0	0	0	0	0		

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Phase capacity	Phase Net Units	Past Net Completions	Net Supply	Years 1 - 5					Years up to 2039/40										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
24/01257/RMM	Phase 5 Orchards Green Development Land North Of Isle Of Ely Primary School School Road Ely	Ely	Reserved Matters application	Approval of reserved matters for layout, scale, appearance, access and landscaping following outline planning permission 13/00785/ESO for the erection of 300 new homes, landscaping, open space, allotments, pedestrian, cycle and vehicle routes and associated infrastructure pertaining to Phase 5 of the Orchards Green development and approval of relevant details for Phase 5 under conditions 14, 20, 21, 25, 26, 49, 50 and 56 of the outline planning permission	2025-09-05		300	300	0	300	50	100	100	50	0	0	0	0	0	0	0	0	0	0	0	Per developer communication, 1st completion is due August 2026, with 100 dwellings expected to be completed every 12 months after that
21/01095/RMM	Land Adjacent 67 Mildenhall Road Fordham Cambridgeshire	Fordham	Reserved Matters Application	Reserved Matters application relating to detailed matters of scale, appearance and landscaping pursuant to planning permission 16/01662/OUM: Residential Development of 74 Houses. 5 Plots for self-build, parking, vehicular accesses and public open space (outline application with access and layout committed).	2025-01-17		79	79	0	79	0	24	25	25	0	5	0	0	0	0	0	0	0	0	0	16/01662/DISC received June 2026
20/00413/FUM	Land Between 3 And 5 New Road Haddenham Cambridgeshire	Haddenham	Full application	Erection of 24 dwellinghouses, together with access road, parking, open space, landscaping, boundary treatments and associated works	2021-06-30		24	24	0	24	10	14	0	0	0	0	0	0	0	0	0	0	0	0	0	Work recommenced following liquidation of previous developer - see 25/01282/VARM. March 2026 street imagery shows some dwellings at advanced stages of construction
21/01841/RMM	Site South West Of 49 Aldreth Road Haddenham Cambridgeshire	Haddenham	Reserved Matters application	Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01471/OUM for 15 dwellings, of which 5 are affordable, with new access and associated works	2023-05-25		15	15	0	15	0	5	10	0	0	0	0	0	0	0	0	0	0	0	0	Landscaping work started per March 2026 street imagery
21/01572/FUM	Land West Of Station Road Isleham Cambridgeshire CB7 5GG	Isleham	Full application	Construction of 45 dwellings, new access, estate roads, driveways, parking areas, open space, external lighting, pumping station and associated infrastructure	2023-09-29		45	45	20	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22/00675/RMM	Land Adjacent To 8 Hall Barn Road Isleham Cambridgeshire	Isleham	Reserved Matters Application	Reserved matters for Approval of the details of the landscaping of previously approved 21/01770/VARM To vary Condition 1 (Approved plans) of previously approved 20/00260/OUM for Erection of 17 dwellings and new access	2023-02-02		17	17	0	17	7	10	0	0	0	0	0	0	0	0	0	0	0	0	0	Mar 2026 street imagery shows advanced stage of construction

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Phase capacity	Phase Net Units	Past Net Completions	Net Supply	Years 1 - 5					Years up to 2039/40										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
22/00472/RMM	Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett Suffolk	Kennett		Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 324no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village	2023-03-22		339	339	142	197	65	65	52	0	0	5	5	5	0	0	0	0	0	0	0	Higher delivery rate informed by completions to date as well as developer email confirming year 3 site finish
21/01322/FUM	Land South West Of 14 To 20 Ely Road Little Downham Cambridgeshire	Little Downham		Erection of 39 affordable dwellings and associated infrastructure	2024-07-25		39	38	0	38	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	Advanced state of construction per March 2026 street imagery
20/01238/FUM	Land To North Of Saxon Business Park Woodfen Road Littleport Cambridgeshire	Littleport		Hybrid planning application seeking full planning permission for 180 dwellings, access, landscaping, sustainable urban drainage, public open space and associated primary infrastructure; and outline planning permission for up to 217 dwellings with all matters reserved except access	2024-06-25		397	397	0	397	30	50	70	70	70	50	50	7	0	0	0	0	0	0	0	First Completions on Phase 1 (180 dwellings) May 2026. Phase 2 (217 dwellings) reserved matters approved Jun 2026 - developer email confirms first expected deliveries in Year 2. Developer email confirms expected rate of 36 dwellings per year on each phase. Figures rounded by ECDC for simplicity
21/00472/RMM	Land Parcel North And West Of Millfield Primary School Grange Lane Littleport Cambridgeshire	Littleport	Reserved Matters application	Reserved matters of Appearance, Landscaping, Layout & Scale for 360 dwellings, along with associated internal roads, car and cycle parking, public open space, sustainable urban drainage and ancillary infrastructure for Phases 1,2 (in part) and 4 pursuant to previously approved 17/00757/ESO as varied by 17/00757/NMAA)	2022-01-17		360	360	319	41	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This 360 home RMM approved site forms part of the larger 680 home site (17/00757/ESO)
22/00478/FUM	Phase 4C Land At Highfield Farm Ely Road Littleport Cambridgeshire	Littleport	Full application	Construction of 77 residential dwellings (Replacing 77 previously approved house types)	2023-03-23		77	77	9	68	30	30	8	0	0	0	0	0	0	0	0	0	0	0	0	
25/00098/RMM	Land Parcel North And West Of Millfield Primary School Grange Lane Littleport Cambridgeshire	Littleport	Reserved Matters application	Reserved matters application of the approval of the layout, scale, appearance and landscaping (phase 3) for 286 dwellings, 34 self-build unit plots, mixed use building, public open space, play areas, sustainable urban drainage and associated infrastructure pursuant to outline planning permission 22/01045/VARM	2025-10-03		320	320	0	320	40	95	50	50	51	15	15	4	0	0	0	0	0	0	0	Delivery rate as per email from Vistry. High rates in first second year reflect "prioritising the delivery of S106 and additional affordable homes from the start". Rate of 95 considered reasonable as Phase 1 of this site (21/00472/RMM) delivered over 100 dwellings in each of the two previous monitoring years. 34 self build plots outline permission only, so placed outside 5 year period.

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Phase capacity	Phase Net Units	Past Net Completions	Net Supply	Years 1 - 5					Years up to 2039/40										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/26	2036/37	2037/38	2038/39	2039/40	2040/41	
25/00539/FUL	The British Racing School Snailwell Road Newmarket Suffolk CB8 7NU	Snailwell	Full application	Erection of purpose-built student accommodation comprising 24 en-suite student bedrooms, warden's accommodation, office space, communal living room, associated bin and cycle storage, parking, and landscaping	2025-10-03		10	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10 equivalent dwellings calculated by dividing 24 student bedrooms by national ratio of 2.4
23/00146/RMM	Broad Piece Soham Cambridgeshire	Soham	Reserved Matters application	Residential development for 166 dwellings and identification of 9 self build plots, open space and associated infrastructure for previously approved 19/00717/OUM for proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece	2023-11-20		175	174	19	155	50	50	46	0	0	9	0	0	0	0	0	0	0	0	0	Developer email anticipates site completion by end of Year 3
24/00306/RMM	Downfield Farm Fordham Road Soham Ely Cambridgeshire CB7 5AH	Soham	Reserved Matters application	Reserved matters approval relating to appearance, landscaping, layout and scale for 199 dwellings, public open space, play area, sustainable urban drainage and other associated infrastructure pursuant to outline planning permission 21/00291/OUM	2024-11-01		199	198	0	198	60	60	60	18	0	0	0	0	0	0	0	0	0	0	0	First completions in May 2026. Rate higher than usual for site of this size, reflecting developer correspondence in August 2026
22/00057/RMM	Land Rear Of Garden Close Sutton Cambridgeshire CB6 2RF	Sutton		Reserved Matters for appearance, landscaping, scale and layout for the erection of 47 homes including public open space of previously approved Outline planning application 17/01445/OUM for erection of up to 53 houses to include public open space and details relating to access		2024-07-08	47	47	0	47	0	5	15	15	12	0	0	0	0	0	0	0	0	0	0	22/00057/RMM wholly supersedes 17/01445/OUM approved on appeal on 2024-7-8. Agent confirmed site commenced with photo in May 2026 email.
24/00340/RMM	Land Adjacent 43 Mepal Road Sutton Cambridgeshire	Sutton	Reserved Matters application	Reserved matters for layout, scale, appearance and landscaping of 164 dwellings (excludes self-build plots), internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 19/01707/OUM	2024-12-06		164	164	0	164	60	60	44	0	0	0	0	0	0	0	0	0	0	0	0	Developer website and correspondence confirms first expected completions Year 1. Rate higher than usual for site of this size, reflecting developer correspondence in August 2026

Appendix A (3) Trajectory of major sites with outline planning permission

Application Ref	Site Address	Parish	App. Type	Proposal	Decision Date	Appeal Date	Site capacity	Superseded	Phase capacity	Phase net gain	Past Net	Future Net	Years 1 - 5					Years up to 2040/41								Comments		
													2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39		2039/40	2040/41
11/01077/ESO	Land At High Flyer Farm North Of Kings Avenue Ely Cambridgeshire	Ely	Outline application	Residential development, a local centre comprising retail foodstore (A1), uses within Use Classes A1/2/3/4/5, D1 and business units (B1), primary school, pre-school nursery, playing fields, place of worship and/or community hall, together with open space, allotments, landscaping, highways, infrastructure and associated works.	2015-06-18		800	200	600	600	0	600	0	50	65	65	65	65	65	65	31	0	0	0	0	0	0	First residential place for 200 dwellings complete. Second residential phase reserved matters 25/01206/RMM for 536 dwellings approved June 2026. Access and spine road for second residential phase approved Dec 2025 with work commenced by March 2026. Remaining 64 dwellings on outline unlikely to come forward on footprint of outline application. Per Lichfields report, sites between 500 and 1000 dwellings deliver on average 67 dwellings per year. Rounded down to 65 for simplicity.
13/00785/ESO	North Ely Urban Extension (western parcel)	Ely	Outline application	Residential led development of up to 1,200 homes with associated employment and community uses (including care home or extra care home). Supporting infrastructure, and open space/landscaping on land to the west of Lynn Road in Ely	2016-06-20		1200	1015	185	185	0	185	0	0	0	25	50	50	50	10	0	0	0	0	0	0	0	Site with outline planning permission partly superseded by phases 16/01794/RMM (199 homes), 20/00360/RMM (258 homes), 21/00470/RMM (258 homes) and 24/01257/RMM (300 homes). Therefore, 185 remain of original outline permission of 1,200. Current phases projected to complete Y4 so expectation that developer will want to start on next phase by then. Previous phases have delivered concurrently in past.
18/00752/ESO	Land Southwest Of 98 To 138 Station Road Kennett Suffolk	Kennett	Outline application	Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.	2020-04-15		500	339	161	161	0	161	0	0	20	35	35	35	26	5	5	0	0	0	0	0	0	RM application for 339 dwellings 22/00472/RMM approved March 2023 - now over half complete- see separate entry. Per Sep 2026 developer letter, reserved matters for remaining dwellings expected imminently. Delivery rate and start date also per Sept 2026 developer letter.
23/01338/OUM	Land At Cambridge Road Stretham Cambridgeshire	Stretham	Outline application	Outline planning application for the erection of up to 83 Affordable Homes with associated access, parking and landscaping - all matters reserved except for means of access	2024-06-12		83	0	83	83	0	83	0	0	0	25	30	28	0	0	0	0	0	0	0	0	0	Extensive planning history and multiple appeals demonstrate strong desire to develop site. Developer confirmed intention to imminently submit a reserved matters application as of Sep 2026. Per Sep 2026 letter, developer expects 2 years from site commencement to first completions and 30 month 'build period'. So, giving a buffer for consideration of reserved matters and discharge of conditions project first completions in Year 4 and site completion in Year 6.

Appendix A (4) Trajectory of sites allocated in adopted development plan

Policy Ref	Site Address	Parish	Proposal	Net Supply	Years 1 - 5					Years up to 2040/41									Comments
					2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/34	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
SOH3	Eastern Gateway area	Soham	MIXED USE ALLOCATION	600	0	0	20	65	65	65	65	65	65	65	0	30	30	0	19/01600/ESO outline application for 540 dwellings approved Jun 2026. Archaeology condition discharged Oct 2026. Sep 2026 (Y1) developer letter projected build out starting 12 months hence (Y2), therefore place 1st completions in Y3. ~65 dwellings per year from Y4 per average delivery rate in Lichfields report for sites above 500 dwellings. This would give a 9 year housing delivery period, matching developers Sep 2026 prediction of 5-10 year delivery period. Remaining 60 dwellings on this allocation to be dealt with in later application.

Appendix A (5) Trajectory of sites of any planning status, not deliverable within five years

App. Ref./ Policy Ref.	Site Address	Parish	App. Type	Proposal	Site capacity	Superseded	Phase capacity	Phase net gain	Past Net	Net Supply	Years 1 - 5					Years up to 2041										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
23/00205/OUM	Land Rear Of 163 To 187 High Street Bottisham	Bottisham	Outline application	Development of a retirement care village in class C2 comprising housing with care, communal health, wellbeing and leisure facilities; and C3 affordable dwellings (comprising up to 30 percent on-site provision), public open space, play provision, landscaping etc	123	0	123	123	0	123	0	0	0	0	0	16	16	91	0	0	0	0	0	0	0	32 affordable dwellings plus 170 bed C2 development counted as 91 using the calculation beds divided by ration of 1.87 = accommodation released (to nearest whole dwellings)
24/00925/RMM	Millstone Park Burwell Newmarket Road CB25 0BA	Burwell	Reserved Matters application	Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 4) in relation to the internal road layout and plot sub division of 18 development plots within a self-build zone, together with associated landscaping, drainage and ancillary infrastructure (including a substation), pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB).	18	0	18	18	0	18	0	0	0	0	0	8	10	0	0	0	0	0	0	0	0	Self build plots - outline permission only
CHV1	Land to rear of Star and Garter Lane	Cheveley	Housing allocation	HOUSING ALLOCATION	2	0	2	2	0	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	
ELY1	North Ely Sustainable Urban Extension (remainder of)	Ely	Mixed use allocation	MIXED USE ALLOCATION	1000	0	1000	1000	0	1000	0	0	0	0	0	100	100	100	100	100	100	100	100	100	100	Remainder of North Ely LP15 allocation site (ELY1). 26/00753/ESO received July 2026 for 1607 dwellings
ELY2	The Grange, Nutholt Lane	Ely	Housing allocation	MIXED USE ALLOCATION	50	0	50	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	No present evidence of deliverability in near future
ELY3	Paradise Area	Ely	Mixed use allocation	MIXED USE ALLOCATION	64	13	51	51	0	51	0	0	0	0	0	0	26	25	0	0	0	0	0	0	0	13 dwellings completed on former site of swimming pool by 31 March 2025 (20/00730/FUM). No present evidence deliverability of remainder of the site.

App. Ref./ Policy Ref.	Site Address	Parish	App. Type	Proposal	Site capacity	Superseded	Phase capacity	Phase net gain	Past Net	Net Supply	Years 1 - 5					Years up to 2041										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
ELY4	Waitrose Area	Ely	Mixed use allocation	MIXED USE ALLOCATION	20	0	20	20	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	No present evidence of deliverability in near future
ELY5	Land north of Nutholt Lane	Ely	Mixed use allocation	MIXED USE ALLOCATION	30	0	30	30	0	30	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	No present evidence of deliverability in near future.
ELY7	Station Gateway	Ely	Mixed use allocation	MIXED USE ALLOCATION	400	78	322	322	0	322	0	0	0	0	0	50	50	50	50	50	50	22	0	0	0	78 dwellings superseded to 21/00535/FUM. No present evidence of deliverability in near future on rest of site
FH1	Land south of Mildenhall Road, East of Collin's Hill	Fordham	Housing allocation	Fordham Neighbourhood Plan allocation	20	0	20	20	0	20	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	Site allocated by Fordham Neighbourhood Plan. Outline application (ref: 20/01332/OUM) for 12 dwellings approved 12 May 2023. No Reserved matters application received as of Nov 2025, so considered lapsed
FH4	Land off Steward's Field	Fordham	Housing allocation	Fordham Neighbourhood Plan allocation	12	0	12	12	0	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	Site allocated by Fordham Neighbourhood Plan
21/01549/OUM	Hanson Depot Kennett Newmarket Suffolk CB8 7QD	Kennett	Outline application	Proposed development of up to 13 dwellings to include affordable housing and access	13	0	13	13	0	13	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	
PYM1	North east of 9 Straight Furlong	Little Downham	Housing allocation	HOUSING ALLOCATION	10	0	10	10	0	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	No present evidence of deliverability in near future
21/00291/OUM	Downfield Farm Fordham Road Soham Ely Cambridgeshire CB7 5AH	Soham	Outline application	Outline application for the demolition of existing buildings and erection of up to 210 dwellings (including self-build and affordable housing), 1 community building, and associated infrastructure. All matters reserved except access.	210	199	11	11	0	11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	Reserved matters application approved for majority of site. Remaining outline only dwellings are self build

App. Ref./ Policy Ref.	Site Address	Parish	App. Type	Proposal	Site capacity	Superseded	Phase capacity	Phase net gain	Past Net	Net Supply	Years 1 - 5					Years up to 2041										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
17/00893/FUM	Land South Of Blackberry Lane Soham Cambridgeshire	Soham	Full application	Hybrid Planning Application - Full Application for the erection of 149 dwellings and associated access, parking and open space; Outline Application for 8 Self-Build Dwellings.	157	0	157	157	149	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	26/00065/FUM received for 14 dwellings on the assigned self build portion of this site, so will supersede these 8 plots if approved
21/01048/HYBM	Land To Rear Of 81 - 111 Brook Street Soham Cambridgeshire	Soham		Hybrid planning application consisting of full planning permission for the demolition of 81 Brook Street and the provision of a new site and replacement bungalow along with outline planning permission (all matters reserved except for access) for the construction of up to 80 new homes (including affordable housing), public open space and associated infrastructure. (Site Allocation SOH1)	81	0	81	80	0	80	0	0	0	0	0	40	40	0	0	0	0	0	0	0	0	Allocation site in LP2015 for 400 units. Hybrid application (21/01048/HYBM) for 1 demolition/1 replacement dwelling (full), plus 80 dwellings (outline) on southern parcel only of wider SOH1 allocation - approved October 2024 . No proposals at present for remaining part of SOH1.
SOH1	Land off Brook Street	Soham	Housing allocation	HOUSING ALLOCATION	400	88	312	312	0	312	0	0	0	0	0	50	50	50	50	50	50	12	0	0	0	8 dwellings consented and built on small portion of this allocation North of 19 Brook Street. Hybrid application (21/01048/HYBM) for 1 demolition/1 replacement dwelling (full), plus 80 dwellings (outline) on southern parcel of wider SOH1 allocation approved October 2024. Screening opinion 26/00299/SCREEN received March 2026 for remainder of allocation.
SOH2	Land off Station Road	Soham	Mixed use allocation	MIXED USE ALLOCATION	90	0	90	90	0	90	0	0	0	0	0	30	30	30	0	0	0	0	0	0	0	The estimated site capacity is based on the Local Plan allocation. However, an application for 99 dwellings and retail units (24/01126/OUM) was approved subject to S106 agreement in Dec 2025. This will be reflected in future 5YHLS reports once an agreement has been made.
SOH6	Land north of Blackberry Lane	Soham	Housing allocation	HOUSING ALLOCATION	100	0	100	100	0	100	0	0	0	0	0	30	30	30	10	0	0	0	0	0	0	Application for 35 dwellings 26/00135/OUM received Feb 2026 for southern half of allocation.
SOH8	Land Parcel East Of 2 The Shade (SOH8)	Soham	Housing allocation	HOUSING ALLOCATION	45	0	45	45	0	45	0	0	0	0	0	25	20	0	0	0	0	0	0	0	0	Site benefitted from Full permission, but lapsed. Site remains allocated in LP

App. Ref./ Policy Ref.	Site Address	Parish	App. Type	Proposal	Site capacity	Superseded	Phase capacity	Phase net gain	Past Net	Net Supply	Years 1 - 5					Years up to 2041										Comments
											2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	
19/01707/OUM	Land Adjacent 43 Mepal Road Sutton Cambridgeshire	Sutton	Outline application	Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access.	173	164	9	9	0	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	Reserved matters approved for 164 plots. No application yet received for remaining 9 plots - self build
SWB 8	The Cemetery/Pony field site	Swaffham Bulbeck	Housing allocation	Swaffham Bulbeck Neighbourhood Plan allocation	45	0	45	45	0	45	0	0	0	0	0	15	30	0	0	0	0	0	0	0	0	Site allocated in Swaffham Bulbeck Neighbourhood plan. Application for the site received in 2019 disposed of

Appendix B – Windfall Justification

The housing supply can also include an assumption for future windfall development. Plan-making policy HO3 'Providing land for homes' states that:

“Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends”

The definition of windfalls in the glossary to the NPPF states they are sites which have not been specifically identified in the development plan. Therefore, a windfall is any site that produces dwellings but has not been identified in the development plan process.

The adopted Local Plan 2015 (as amended 2023) typically allocates sites with capacity for 10 dwellings or more⁶. The Local Plan contains policies which enable small scale residential developments to take place over the plan period. Therefore, there is justification for including a windfall allowance for small sites of fewer than 10 dwellings.

Local Plan policies for small-scale development

The Local Plan 2015 (as amended 2023) applies 'development envelopes' around the built areas of existing settlements. In principle, development is generally acceptable within the development envelope (see policy GROWTH 2 'Locational Strategy'). Over the plan period there are likely to be numerous opportunities for windfall development within development envelopes.

In addition, the adopted Local Plan 2015 enables certain forms of development to take place in the countryside (i.e. outside of development envelopes), for example affordable housing exception sites; dwellings for rural workers; the replacement of existing dwellings in the countryside; and the re-use and conversion of non-residential buildings for residential use.

Generally speaking, where neighbourhood plans have been made in the district, they follow the same principles as above.

Historic windfall delivery

Developments of fewer than 10 units almost without exception occur on sites not allocated in the adopted Local Plan. As such small sites can generally be considered to be “windfall development”. To provide an estimate of the level of windfall development which might reasonably be expected to be delivered in the future, this section analyses historic housing completions by size of site.

Cambridgeshire County Council supplied housing completions data for East Cambridgeshire district prior to 31 March 2017, with housing completions data from 01 April 2017 onward provided by East Cambridgeshire District Council.

This data has been analysed to calculate annual historic windfall delivery spanning 24 reporting years and includes 11,079 net housing completions in total. Each site is assigned to one of the following development classes:

- **Estate 9+ Dwellings** – Any development site providing 9 or more residential units.
- **Group 3-8 Dwellings** – Small-scale residential development providing 3 to 8 residential units.
- **Infill 1-2 Dwellings** - Scale residential development providing 1 to 2 residential units.

⁶ The Local Plan 2015 includes a small number of site allocations with a capacity of less than 10 dwellings, but the total capacity of such sites is negligible relative to the overall dwelling supply.

- **Residential Change of Use** – Change of use of a non-residential building to one or more dwellings. Generally small-scale, however one site providing 16 dwellings (and therefore large scale) was completed in the 2014/15 reporting year and for the purposes of this note has been reassigned to the Estate 9+ Dwellings class.
- **Replacement Building** – Replacement of existing dwelling(s) or ancillary building with one or more dwellings. All records in sample are small-scale.
- **Residential Conversion** – Conversion of dwelling(s) (and in some instances non-residential buildings) to create one or more new dwellings. All records in the sample are small scale.
- **Demolition of Dwelling** – Developments involving the demolition of one or more dwellings. Generally, demolitions of dwellings occur on small-scale dwellings, for example through the development of replacement dwellings, or to open up existing garden land for development. Whilst there likely have been exceptions, for the purposes of this assessment it has been assumed that all demolitions/losses occur on small sites.

Using these Development Class categories, it is possible to estimate total housing completions for 'large-scale' and 'small-scale' development sites.

The "Estate 9+ dwellings" Development Class can generally be considered a proxy for 'large-scale development'. Therefore, all housing completions on such sites are considered as large scale development and are not considered "windfall development". It should be noted that the Local Plan 2015 considers sites of 10 or more units to be large-scale development, however data is not available at that threshold.

All other records within the development classes: "Group 3-8 Dwellings"; "Infill 1-2 Dwellings"; "Residential Change of Use"; "Replacement Building"; and, "Residential Conversion"; are considered to be small-scale and therefore windfall development.

Table 4 calculates the number of housing completions (excluding communal accommodation/C2) by reporting year and by site capacity - either large scale or small scale. Losses through demolition are included for the purposes of calculating net total housing completions.

Table 4 indicates that since 2002, on average 120 dwellings were completed on small-scale development sites each year.

Since adoption of the Local Plan in 2015, windfall development has averaged 113 gross dwellings per annum.

Reporting year	Large scale development (9+ units)	Small scale development i.e. "windfall" (fewer than 9 units)	Demolition/loss of dwelling	Total net completions (excluding C2)
2025/26	519	93	-10	602
2024/25	557	89	-11	635
2023/24	496	120	-5	611
2022/23	662	123	-11	774
2021/22	532	94	-7	619
2020/21	280	135	-10	405
2019/20	308	185	-21	472
2018/19	253	128	-8	373
2017/18	223	77	-11	289
2016/17	99	135	0	234
2015/16	73	110	-2	181
2014/15	101	61	0	162
2013/14	112	79	0	191
2012/13	195	92	0	287
2011/12	299	70	0	369
2010/11	259	109	0	368
2009/10	117	88	-1	204
2008/09	356	112	-1	467
2007/08	618	158	-21	755
2006/07	534	155	-2	687
2005/06	639	159	-2	796
2004/05	240	164	-3	401
2003/04	445	164	-2	607
2002/03	405	185	0	590
Total	8,322	2,885	-128	11,079
Average (rounded)	347	120	-5	462

Table 4: Annual housing completions by site capacity

Analysis and conclusions

The historic data illustrates that in each year, a significant portion of total new homes built are constructed on small-scale windfall sites. On average 120 new dwellings are completed each year on small-scale windfall sites, although this has decreased towards the latter half of the plan period.

The Local Plan includes a number of policies which enable small-scale windfall developments, both within development envelopes and in certain circumstances, in the countryside. The recently adopted national decision-making policies (NDMPs) contained in the NPPF 2026 also allow for this, especially with the updated presumption in favour of sustainable development contained within NDMP S3. It is therefore likely that small-scale windfall development will continue to generate a substantial number of new dwellings over the plan period.

It is assumed that most windfall development that will be completed in the next two years would already have planning permission and would likely be broadly accounted for in the commitment data shown elsewhere in this five-year housing land supply report. Therefore, for the purposes of the housing trajectory and five-year land supply calculation, **it is assumed that 'new' small-scale windfall development will occur from 2028/29 (yr 3) at a rate of 50 units per annum.**

As illustrated by past trends, this windfall allowance is highly likely to be exceeded and is considered to be a conservative estimate (50 dwellings equate to just 42% of gross average small-scale windfall completions). It is therefore justified to allow for this amount in the plan period and for feeding into calculations of the five-year land supply.

Community Land Trust developments

East Cambridgeshire District Council is highly supportive of community-led development, which is delivered primarily through a Community Land Trust (CLT) model. The council takes a proactive role, offering a programme of support to CLTs, and as such expects a substantial proportion of new development to be delivered via CLTs.

Reflecting this important local priority, the adopted Local Plan 2015 supports community-led development through Policy GROWTH 6. The Local Plan's locational strategy, as set out in policy GROWTH 2, enables community-led development schemes to be developed in locations which would otherwise not be acceptable for the development of market housing schemes (such as locations outside of development envelopes), thereby increasing the supply of land available for community-led development. Due to the level of support offered by the Local Plan it is believed that further windfall sites will be delivered in the form of community-led development, and the CLT model of delivery will continue.

Inspector appeal decisions

Despite challenges from (appeal) applicants, recent Inspectors and their appeal decisions have consistently endorsed the approach and calculations in this appendix and have considered the evidence to be 'robust' and consistent with national policy.

Appendix C – Dwelling supply from communal accommodation

Planning Practice Guidance (PPG) establishes that student accommodation and other communal accommodation (including older people's accommodation) can count towards an authority's housing land supply. PPG sets out key principles to be followed, and states published census data can be used to calculate to what extent communal accommodation releases accommodation in the wider housing market.

In August 2026, the government updated the Housing Delivery Test measurement rule book⁷. This explains how the Ministry of Housing, Communities and Local Government (MHCLG) calculates the amount of housing released in the housing market when student and other communal accommodation comes forward:

- The ratio applied to student accommodation is calculated by dividing the total number of students living in student-only households by the total number of student-only households in England. The current ratio is 2.4.
- The ratio applied to other communal accommodation (including older people's accommodation) is based on the national average number of adults in all households i.e. the total number of adults living in all households divided by the total number of households in England. The current ratio is 1.9.

In calculating the extent to which communal accommodation coming forward in East Cambridgeshire releases accommodation in the wider housing market, we will follow the same methodology and ratios as used by MHCLG from this point forwards.

The following provides a worked example to show the amount of accommodation released, expressed as number of dwellings, by a hypothetical 50-bed care home.

Bed spaces	50
Ratio	1.9
Accommodation released (to nearest whole dwellings)	26

Table 5: Example of 50-bed care scheme and C3 accommodation released

Dwelling supply

Table 6 provides details of sites where the council expects to deliver communal accommodation (student and older people's accommodation) in use class C2 (e.g. care home, nursing home, etc.).

Conclusions

The supply from bed spaces within the five-year period from C2 units is expected to be 0 **dwellings** to reflect provision of older people's accommodation (in C2 use class).

⁷ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book#fn:4>

Ref	Decision date	Site address	Proposal	Application type	Supply: bed spaces	Supply: as dwellings	2026/27	2027/28	2028/29	2029/30	2030/31	5-year total	Justification
18/00752/ESO	15/04/2020	Land Southwest Of 98 To 138 Station Road Kennett Suffolk	Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.	Outline application	TBC	TBC	0	0	0	0	0	0	Site includes development of a care home. Capacity of the care home remains to be confirmed through the planning process. The phasing plan indicates that development of the care home would not form a part of the first phase of development and therefore is not expected to be delivered within the five-year period.
23/00205/OUN	13/02/2024	Land to the rear of 163 to 187 High Street and east of Rowan Close, Bottisham	Development of a retirement care village in class C2 comprising housing with care, communal health, wellbeing and leisure facilities; and C3 affordable dwellings (comprising up to 30 percent on-site provision), public open space, play provision, landscaping, car parking, access and associated development	Outline application	170	91	0	0	0	0	0	0	Permission granted on appeal. However details awaited, so no C2 supply assumed in early part of five-year period but should be deliverable within the five year period. The full 91 units are assumed to be delivered in a single year, as it is unlikely a C2 type development will be 'half opened' with half the bedrooms available.

Ref	Decision date	Site address	Proposal	Application type	Supply: bed spaces	Supply: as dwellings	2026/27	2027/28	2028/29	2029/30	2030/31	5-year total	Justification
25/00539/FUL	03/10/2025	The British Racing School Snailwell Road Newmarket Suffolk CB8 7NU	Erection of purpose-built student accommodation comprising 24 en-suite student bedrooms, warden's accommodation, office space, communal living room, associated bin and cycle storage, parking, and landscaping	Full application	24	10	0	0	10	0	0	10	Full permission granted
				Total supply	194+	101+	0	0	0	0	0	10	

Table 6: Projected delivery of communal accommodation (student and older people's accommodation) (C2) in five-year period

Appendix D – East Cambridgeshire’s housing requirement (Policy GROWTH 1) compared to housing need figure using the standard method

Paragraph 9c in Annex D ‘Housing calculations and supply’ to the NPPF 2026 states that, for the purposes of decision-making only, the supply of specific deliverable sites should include a 20% buffer where:

- a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to 2024, and
- where the annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method as set out in Annex D to the NPPF.

This appendix demonstrates that there is currently no need to apply a 20% buffer to the supply of specific deliverable sites. The most up to date local housing need figure⁸, calculated using the standard method would be 687 dwellings per annum. The annual average housing requirement in East Cambridgeshire is 600 homes per annum, just over 87% of 687.

Housing Need Figure calculated using the standard method

Annex D to the NPPF sets out steps for calculating the housing need figure using the standard method.

Step 1 – Setting the baseline – 0.8% of existing stock for the area

Set the baseline using the value of existing housing stock for the area of the local authority ([Dwelling stock \(including vacants\)](#), Table 125: dwelling stock estimates by local authority district). The existing housing stock in East Cambridgeshire, last updated in June 2026⁹, is 41,502 dwellings. 0.8% of this existing stock is 332 dwellings.

Step 2 – An adjustment to take account of affordability

The housing stock baseline figure is then adjusted based on the affordability of the area.

The affordability data used is the [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available should be used.

The latest data¹⁰ (accessed August 2026) shows the five-year (2021 to 2025) average median workplace-based affordability ratio as being 10.63.

The adjustment factor follows a precise formula as follows:

$$\text{adjustment factor} = \frac{\text{five year average affordability ratio} - 5}{5} \times 0.95 + 1$$

The adjustment factor based on affordability of East Cambridgeshire is calculated as 2.07. This results in the housing need figure across East Cambridgeshire, using the standard method as being 687 dwellings per annum.

⁸ Calculated August 2026

⁹ Data accessed 13 August 2026

¹⁰ Data accessed 13 August 2026