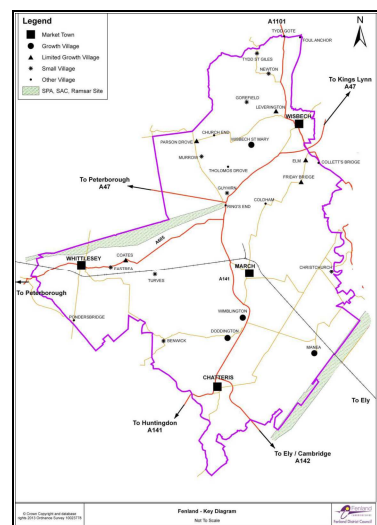


# Five Year Housing Land Supply Report

1 April 2018 to 31 March 2023



March 2018

## **1. Introduction**

The National Planning Policy Framework (NPPF)<sup>1</sup> requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years supply of housing against their housing requirements. The NPPF also requires an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition for developers in the housing market.

This document sets out how Fenland District Council has met this requirement and can demonstrate a five year supply of housing land. Appendix 1 provides a full methodology setting out how this has been calculated. Appendix 2 sets out information on the method of calculation. Appendices 3 and 4 provide a summary and details of all sites and the predicted delivery rates. Appendix 5 provides an up-to-date position on the 5 year supply of pitches for Gypsies and Travellers.

It is important to note that the purpose of a five year housing land supply report is to identify land that will be available for house building. Following the planning process the construction of new dwellings is the responsibility of the developer but the number of dwellings completed each year does impact on how the Council calculates its housing land supply and the numbers required to satisfy its targets.

Since the adoption of the Fenland Local Plan (FLP) in May 2014 the total number of planning permissions available for new dwelling units has continued to increase significantly (from 2,069 in 2014 to 2,783 last year and to 3,520 in this monitoring period). However, whilst planning permission numbers have improved, the actual delivery on the ground is still below the annual target set out in the Local Plan.

This report will be updated each year, based on the Council's annual monitoring of housing commitments.

## **2. Five Year Requirement**

### **Background**

Policy LP4 of the FLP requires the provision of 11,000 (plus a further 550 on the edge of the Wisbech in the Kings Lynn and West Norfolk Borough Council area) new additional dwellings between 2011 and 2031. The overall strategy is for sustainable growth, including new housing and job creation in order to facilitate the health and well-being of Fenland's residents.

The 11,000 new homes during the plan period will require an average build of 550 dwellings each year for the next 20 years. Details of how these sites are to be delivered are set out in paras 3.4.5 to 3.4.7 of the Local Plan, and in the Housing Trajectory in the Implementation and Monitoring Section of the document.

There are two recognised methods for calculating the five year housing land supply, known as the Liverpool Method and the Sedgefield Method. The Liverpool Method establishes the five year supply by taking into account the residual delivery of dwellings over the whole plan period, whereas the Sedgefield Method identifies any shortfall in the first five years of the plan period and includes this in the five year calculation.

---

<sup>1</sup> Paragraph 47

---

The Council has used the Liverpool Method of calculation in this report. This is in line with the report of the independent Planning Inspector for the Fenland Local Plan<sup>2</sup> (FLP) which was adopted on 8<sup>th</sup> May 2014 who advised it was appropriate for the Council to use the Liverpool Method for its five year housing land supply. This approach was also endorsed by an Inspector at a recent Appeal Hearing decision in October 2017.

The Planning Inspector for the Local Plan, Claire Sherratt considers the issue of Housing Land supply in paragraphs 50- 65 of her Report. See link:  
<http://www.fenland.gov.uk/article/7659/Public-Examination>

She explains (in para 51) that Fenland has delivered housing at a rate above the RSS target for the years 2001/02 to 2009/10 and notwithstanding the last few years of under delivery the rolling average is almost in line with the RSS target. She considers it appropriate that Fenland provides an additional buffer of 5% to ensure choice and competition in the market for land in accordance with the NPPF.

In establishing the 5 year supply of housing the Inspector acknowledges the Council's method for calculating any shortfall is based on the residual method over the total plan period (i.e. the Liverpool Method) rather than making up any shortfall within the first 5 years of the plan period (the Sedgefield Method).

She specifies (in para 53) that there is nothing in the NPPF that states one method is preferable over the other, although does acknowledge that guidance in the NPPG indicates that LPAs should aim to deal with any under supply within the first 5 years of the plan period if possible. She also acknowledges the guidance had been produced post-submission and post-hearings, and therefore had not been used by the Council in preparing the Local Plan. Nevertheless she sets out reasons in the following paragraphs (54-61) as to the issues to be considered and concludes (in para 62) that there is a reasonable degree of certainty that the Council will have a supply of ready to develop housing sites sufficient for five years after the adoption of the plan based on the residual (Liverpool Method) of calculation. She concludes "the Council's approach to calculating land supply over the longer term is justified in this case due to known infrastructure constraints in the short term."

The Inspector recognised that the large urban extensions (referred to as Broad Concept Plans in the Local Plan) would provide a significant bulk of the dwellings during the plan period but was mindful that "there are likely to be some initial delays in sites coming forward due to necessary infrastructure requirements" (para 54).

These infrastructure constraints are, in the main, road junction improvements which are necessary to bring forward growth within the two largest market towns of March and Wisbech where most growth is anticipated. The Wisbech Access Study has been completed and sets out the detailed improvements needed to facilitate growth in the three urban extensions for the town. Subject to final approval in May 2018, an initial pot of £10.5million will be available for selected schemes with further bids under consideration by the Cambridgeshire and Peterborough Combined Authority. This should allow housing growth to come forward in these areas in the relatively near future.

There has been recent progress with the BCP areas with an adopted Chatteris East BCP (350 units) now in place and a Wisbech East BCP (1500 units) agreed and subject to public

---

<sup>2</sup> <http://www.fenland.gov.uk/article/8789/Adopted-Fenland-Local-Plan---May-2014>

---

consultation and scheduled for Planning Committee in May 2018. Both these sites have developers involved with significant land owner support.

The reliance by FDC on the Liverpool Method of calculation has been disputed in the past and was discussed in detail at an Appeal Hearing in October 2017. Ian Radcliffe, the Planning Inspector at that Hearing endorsed the Council's use of the Liverpool Method over the Sedgfield Method. PINS Ref: APP/D0515/W/17/3171513 <https://www.gov.uk/planning-inspectorate> (FDC Ref: F/YR16/0399/O).

In paragraphs 7 and 8 on page 2, he explains:

"7. Since the start of the plan period in 2011 there has been a shortfall in delivery against the annual target of 550 dwellings. The Inspector who examined the Fenland Local Plan and found it sound in 2014 concluded that the Council had in excess of a 5 year housing land supply. In doing so she acknowledged that Planning Practice Guidance (PPG) advised that local planning authorities should aim to deal with any undersupply in the first five years if possible (the 'Sedgfield method'). However, given the known infrastructure constraints on delivery in the short term she concluded that the Council's approach of addressing the shortfall over the lifetime of the plan (the 'Liverpool method') was justified. In light of these continuing constraints, in my judgement, the approach of addressing the shortfall over the lifetime of the plan remains the correct approach.

8. Reference has been made to a number of decisions where Inspectors found in accordance with PPG that shortfalls should be addressed over the following five years. However, unlike in this appeal, in none of these decisions is there evidence that the local plan examination found that the shortfall should be addressed over the plan period. As a result, the decisions referred to are not directly comparable to the appeal before me, and reference to them has not altered my findings in relation to this issue."

Between 1 April 2011 and 31 March 2017 a total of **2,119** dwellings have been completed and the Local Plan requirement between 1 April 2017 and 31 March 2031 is therefore **8,881** dwellings. Using the Liverpool Method this means that over the remaining 14 years of the plan period, an average of 634 dwellings will be required per year, or **3,170** over a five year period. An extra 634 dwellings will be required over the current five year period to provide a 20% buffer. Therefore the Council is required to identify sufficient land for the five year period for **3,804** dwellings, 761 per annum.

Details of the method of calculation are discussed in Appendices 1 and 2 of this report.

### **3. Five Year Supply**

For a site to be considered deliverable the NPPF requires that the site "should be available now, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable".

A deliverable site includes:

- Sites under construction
- Sites with full planning permission, but development has not started
- Sites where there is a resolution to grant planning permission and the signing of the S106 is awaited
- Sites with outline planning permission
- Sites allocated in the adopted Fenland Local Plan – May 2014 (Strategic Allocations and Broad Locations for Growth)

---

Appendices 3 and 4 provide a list of all such sites and how these contribute to the five year land supply.

The NPPF<sup>3</sup> also states that “local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that sites have consistently become available” This evidence is explained in Appendix 1 and it demonstrates that windfall sites can reasonably be included in the Council’s calculation of five year housing supply.

The Local Plan Inspector acknowledged the continuing role that windfall sites would play in delivering housing in Fenland as a result of the flexible approach of the new plan as set out in paragraph 60 of her report:

“I share the view expressed by the Council that the estimate made for windfalls is a conservative one. Monitoring data demonstrates that the proportion of sites coming through as windfalls has increased from 37% to 70% between 2001 and 2012. Whilst this is perhaps not unexpected given the Local Plan currently in place was adopted sometime ago in 1993, the CSLP is flexible in its approach, only identifying residential strategic sites that can accommodate 250 dwellings or more and broad locations for growth. DABs that previously curtailed windfall development are no longer applicable. Large scale windfalls (up to 249 dwellings) can therefore come forward in and around the towns. This is a very different approach to that contained in the historic Local Plan and so past trends in relation to windfalls must be treated with some caution. Indeed, an application had been submitted for 249 dwellings at the time of the hearings and a number of sites, not included in the CSLP, have been referred to in representations which may support such windfall development.”

In May 2013 the government introduced a new policy (through the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) that allows the conversion of offices (Class B1a) to dwellings (Class C3) through a prior approval system, for a temporary three year period which was subsequently made permanent through the Town and Country Planning (General Permitted Development) Order 2015. Dwellings from this source have the potential to contribute to the supply and are included in the sites in Appendix 4.

The Town and Country Planning (General Permitted Development) Order 2015 also allows for the change of use of agricultural buildings to dwellings through the prior notification procedure and these dwellings are similarly included in the supply through sites in Appendix 4.

Finally the Town and Country Planning (General Permitted Development) (Amendment) Order 2016 also allows for a change of use from retail, financial and professional services, betting shop, pay day loan and launderette to residential by the prior notification procedure and are therefore also included in the supply.

---

<sup>3</sup> Paragraph 48

## Fenland District Council Five Year Housing Land Supply

April 2017 to March 2023

### 4. Calculating the Five Year Supply

Table 1 provides a summary of the Council's five year supply of deliverable housing sites. The information is correct at 31<sup>st</sup> December 2017 and is based on the monitoring data provided by Cambridgeshire County Council, who coordinate the monitoring of housing commitments for all districts in the county. This five year land supply is based on the final housing monitoring data for commitments and completions provided by the County at the end of August 2017. It also includes approved planning permissions and resolutions to grant planning permission subject to a S106 agreement for the period 1<sup>st</sup> April to 31<sup>st</sup> December 2017.

The five year period runs between **1 April 2018 and 31 March 2023**. It excludes the current year 2017/18, to ensure that at any point during this year there will be a full five year supply of deliverable sites.

Appendices 3 and 4 provide details of all sites and potential housing numbers that could be delivered each year; this is summarised below.

**Table 1 Summary of all sites**

Site Category		Current year 2017/18	Five Year Supply					Total Five Year
			Yr 1 2018/19	Yr 2 2019/20	Yr 3 2020/21	Yr 4 2021/22	Yr 5 2022/23	
Dwellings with planning permission	See Appendix 4	162	311	498	601	573	317	<b>2,300</b>
S106		0	0	11	69	103	134	<b>317</b>
Strategic Allocations	See Appendix 3	0	0	30	120	240	300	<b>690</b>
Broad Locations		0	0	0	50	150	240	<b>440</b>
LP4 - Part B Sites (Windfall)		150	150	150	150	150	150	<b>750</b>
Less re-developments								<b>-35</b>
<b>Total</b>		<b>352</b>	<b>639</b>	<b>596</b>	<b>786</b>	<b>947</b>	<b>1,071</b>	<b>4,462</b>

## Fenland District Council Five Year Housing Land Supply

April 2017 to March 2023

---

A summary of the Council's five year land supply is set out in the following tables:

**Table 2 Summary Five Year Supply**

The five year requirement	<b>3,170</b>
The five year requirement +20%	<b>3,804</b>
The estimated five year supply	<b>4,462</b>
<b>Five year supply</b>	<b>117% or 5.86 years</b>

Table 2 shows that the identified sites are capable of delivering 4,462 dwellings, which exceeds the requirement (including the 20% buffer) to provide **3,804** dwellings. It demonstrates that the Council has **7.04 years** (rounded) or 141% supply of sites between 1 April 2018 and 31 March 2023. When the 20% buffer, as required by the NPPF is added, the Council has a **5.86 years** (117%) housing land supply.

Compared to the last monitoring period (2015/16) and including the 20% buffer, the Council's housing land supply has slightly decreased from 6.15 to 5.86 years although it should be noted that that monitoring period used a 5% rather than 20% buffer.

The methodology for calculating the five year supply is set out in Appendix 1 with full details of the calculations in Appendix 2.

The Council has identified that sufficient land that is available to meet its five year housing land supply requirements. The adopted Fenland Local Plan 2014 identifies Strategic Allocations and Broad Locations for Growth and together with criteria based policies which will allow non-allocated sites to come forward, the overall Local Plan housing target of 11,000 dwellings can be met during the plan period. The Council believes it has a sufficient supply of housing land currently available to meet its five year housing requirement.

## Appendix 1

### Five Year Housing Land Supply - Methodology

This Appendix sets out the Council's methodology for calculating its five year housing land supply. There are five stages involved:

1. Identify the five years
2. Identify what is to be considered to be a dwelling for the purposes of housing land supply
3. Calculate what is the housing requirement in terms of the number of dwellings for which sites need to be available over the five years
4. Calculate what the deliverable supply is, in terms of the number of dwellings that can be built on deliverable sites over the five years
5. Compare the deliverable supply against the housing requirement and express this in a way that shows whether there is or is not sufficient supply.

This Appendix explains each of the above stages in more detail, setting out the calculations and what assumptions have been made.

The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) provides some basic information for calculating a five year land supply and this has been taken into account in the Council's methodology.

#### 1. Identify the Five Year Period

The first stage in calculating the five year land supply is to establish what period the five years will cover and to identify the start date.

This Five Year Housing Land Supply Report covers the period **1 April 2018 to 31 March 2023**. This is because the Council produces an Authorities Monitoring Report each year, which monitors housing sites with planning permission to identify the number of dwellings completed each year and the number of dwellings under construction. The monitoring period runs between 1 April and 31 March. Therefore it is logical to start the five year land supply calculation on the same date to ensure the assumptions made are consistent and use the most up-to-date data.

The five year period does not start until the following April; this is to ensure that sites completed at any point during the current year (2017/2018) are not included in the Five Year Land Supply Report and that it will include a full five year supply of land. The five year period is shown in the table below. This means that the end date is actually six years from the end of the most recent monitoring period.

Monitoring period	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
1 April 2016 – 31 March 2017	1 April 2017 – 31 March 2018	2018/19	2019/20	2020/21	2021/22	2022/23



---

## 2. Identify what is considered to be a Dwelling for the Purposes of Housing Land Supply

All types of dwelling proposals that fall within Class C3 of the Town and Country Planning Use Classes Order 1987 (as amended) are considered suitable as supply. Class C3 specifies:

Use as a dwellinghouse (whether or not as a sole or main residence) by —

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Holiday lets fall within Class C3 and are included in the supply.

The NPPG (Paragraph 037 of 'Housing and economic land availability assessment') advises that local planning authorities should count housing provided for older people including residential institutions in Use Class C2 against their housing requirement. Care homes and similar institutions provide accommodation for mainly frail, elderly people who may consequently release a dwelling for either private sale or public rent. Due to the age and health of residents the average stay in care homes and similar institutions tends to be relatively short with sometimes half of residents dying within about 15 months<sup>4</sup> thereby providing new opportunities of accommodation for others. Therefore whilst not all residents moving into care homes and similar institutions will release a home for others, a proportion will do so and over a relatively short period the availability of care home accommodation will allow others to also release a home. In this way care homes and similar institutions contribute to the housing supply over the life time of their use.

In addition (Paragraph 038 of the NPPG) student accommodation can be included towards the housing requirement based on the amount of accommodation it releases in the housing market, although there are currently no proposals of this type in Fenland.

## 3. Calculate the Housing Requirement

The future housing requirements for Fenland are set out in the Fenland Local Plan, which was adopted in May 2014. Policy LP4 requires the provision of 11,000 new dwellings between 1 April 2011 and 31 March 2031. This means that over the 20 year plan period an average of 550 dwellings are required each year, or 2,750 over a five year period.

---

<sup>4</sup> See for instance <http://eprints.lse.ac.uk/33895/>

---

Between 1 April 2011 and 31 March 2017 a net total of 2,119 new dwellings have been built. This means that at 31 March 2017 the housing requirement is for 8,881 dwellings over the remaining 14 years of the plan period, which equates to an average of 634 per year. The overall shortfall in delivery from the first six years will be made up over the remaining plan period. At an average of 634 dwellings per year, the five year requirement at 31 March 2017 is **3,170**.

Once the five year requirement has been calculated the NPPF (paragraph 47) then requires local authorities to identify a 5% buffer to ensure choice and competition in the market. It is made clear in the NPPF that this additional 5% (moved forward from later in the plan period) is to ensure choice and competition in the market for land.

Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply.

The Planning Inspector at the Appeal Hearing referred to earlier (PINS Ref: APP/D0515/W/17/3171513 <https://www.gov.uk/planning-inspectorate> - FDC Ref: F/YR16/0399/O) decided (paragraph 12) that persistent under-delivery had occurred when the last ten years were taken into consideration which included the start of the financial crisis in 2007. As a result he concluded that the Council should add a 20% (rather than 5%) buffer to its housing supply calculations. A 20% buffer has therefore been added to the housing supply requirement which amounts to 634 additional dwellings.

This makes the total requirement for land (including the buffer) to be for 3,804 dwellings.

#### **4. Calculate the Deliverable Housing Supply**

To calculate the housing land supply, the Council has to identify what land is available and likely to be deliverable during the five year period. The NPPF states that sites should be considered deliverable if the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered within five years and in particular that development of the site is viable.

##### **Identifying the Housing Land Supply**

To meet the NPPF definition of a deliverable site, the Council has included the following types of development in the housing land supply:

- Sites under construction
- Sites with planning permission, but development has not started
- Sites where there is a resolution to grant planning permission and the signing of the S106 is awaited
- Allocated sites
- Windfall sites

- 
- Office to residential prior approvals
  - Agricultural to residential prior approvals
  - Retail, financial and professional services, betting shop, pay day loan and launderette to residential

Cambridgeshire County Council monitors housing and other development in Fenland on behalf of Fenland District Council. This data is used as the basis for calculating the 5 year land supply.

The following assumptions have been made about the housing supply for each type of development. The anticipated delivery rate from each site is set out in Appendices 3 and 4.

**Sites under construction:** All dwellings that are under construction are included in the housing supply, as they are clearly deliverable. However, some will not feature in the five year land supply if completion is anticipated before the five year period begins. Some larger sites might take longer than five years to be completed, in which case the total number of dwellings will not be delivered in the five year period.

**Sites with planning permission:** All sites with full or outline planning permission are also included in the housing supply as the NPPF (Footnote 11 to paragraph 47) confirms that 'sites with planning permission should be considered deliverable until the permission has expired, unless there is clear evidence that schemes will not be implemented within the five years'. An assumption is also made that sites with outline planning permission will take longer to deliver than those with full planning permission. This is because additional time will be required to submit reserved matters or full planning applications for approval on the site before development can start on site.

Therefore as required by the NPPG a review of permissions is carried out each year to establish if there is any likelihood that the site could be delivered in the five year period.

If a site has planning permission on the opening day of the five year period (1 April), but the permission only has a short time period left before it expires, it is still included in the five year supply as previous experience shows that most sites come back for renewal of permission. Even if there is no application for renewal in the short term, the fact that permission has been granted three years previously proves that it would be a suitable site for housing. Planning Policy Guidance offers no advice as to how lapsed planning permissions should be treated in the housing land supply; presumably this is left to each local planning authority. We have made our position clear above.

**Sites where there is a resolution to grant planning permission (subject to the signing of a S106 Agreement):** In some cases the Council has resolved to grant permission (either by Planning Committee or through the scheme of Delegation) for a scheme, subject to the signing of a legal agreement. These sites would have been subject to the preparation of a S106 Agreement during the monitoring period and have been included in the housing supply. It is assumed that the site meets the criterion of being in a suitable location and it will become available as soon as the obligation is signed and the permission is issued. Although that does not satisfy the criterion of being available now, it can be argued that it will clearly become available during the five year period. If there is a reasonable prospect that the applicant will sign a planning obligation, then the site can be assumed

---

to meet the criterion of being achievable, as the applicant would not sign the obligation if there was going to be a problem with, for instance, viability or the wrong type of units.

**Allocated Sites:** The Fenland Local Plan 2014 has Strategic Allocations identified in the four market towns (Wisbech, March, Chatteris and Whittlesey). Along with Strategic Allocations, the Local Plan also identifies Broad Locations for Growth in three market towns (Wisbech, March and Chatteris). Strategic Allocations and Broad Locations for Growth are expected to deliver around 6,440 dwellings over the plan period.

This is a significant share of the new dwellings that are to contribute to the Council's Local Plan target. However, as recognised by the Local Plan Inspector, due to known infrastructure constraints these sites are likely to come forward later in the plan period. Nonetheless development in East Whittlesey is now well underway, and Broad Concept Plans (which will allow planning applications to come forward) have been approved for South Wisbech and East Chatteris. A Broad Concept Plan for East Wisbech is due to be considered by Planning Committee in spring 2018.

In addition in the next 12 months the use of Devolution Housing Money including for affordable housing is likely to accelerate housing delivery over the next five year period.

**Windfall:** The housing supply can also include an assumption for future windfall development. Paragraph 48 of the NPPF states that: "local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply".

The definition of windfalls in the Glossary to the NPPF states they are sites which have not been specifically identified as available in the Local Plan process. It also says they are "normally" previously-developed sites, but the definition does not exclude Greenfield sites from being windfalls. Therefore a windfall is any site that produces dwellings, but has not been specifically allocated in the Local Plan process.

Other than the very large allocations in the form of Strategic Allocations or Broad Locations for Growth around the four market towns (normally over 250 dwellings) the Fenland Local Plan does not allocate specific areas for development. Rather, a criteria based approach is used. Policies LP4, LP6 and LP12 of the Local Plan set out the criteria that is used to ascertain whether sites obtain planning permission. This approach is very different from the previous local plan which allocated sites in the traditional way and which was recognised by the Local Plan Inspector (see Section 3).

This criteria based approach therefore provides a large number of opportunities for new developments to come forward in appropriate locations throughout the district. The effect has been that non-allocated sites or windfalls have contributed to the housing land supply which is in line with both the government's aspirations for providing choice to developers to enable them increase dwelling numbers, as well as the Council's pro-growth approach to development.

During the period 2001 to 2011 the average number of non-garden windfall completions amounted to about 70% of the total number of net dwellings provided. In producing the Local Plan the Council provided a very conservative estimate (as recognised by the Local Plan Inspector) that the windfall

rate should be 30%. This would produce about 2,000 dwellings (equating to 100 dwellings per annum) on non-allocated, windfall sites during the plan period.

More recent evidence confirms that this estimate was conservative. From the beginning of the plan period on April 1st 2011 until March 2016 a significant number of sites came forward on non-garden windfall sites which amount to an average per annum of 69% of all net completions. This is very similar to the period 2001 to 2011. The details are shown in the following table:

Housing Completions (Net) on Allocated and Windfall Sites in Fenland						
	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Total allocated sites	31	38	94	91	66	320
Total windfall	179	282	249	464	203	1,377
Garden windfall	21	41	54	47	51	214
Non-garden windfall	158	241	195	417	152	1,163
Total	210	320	343	555	269	1,697
Percentage non-garden windfall	75%	75%	59%	75%	57%	69%

As the criteria based policies of the Local Plan allow for new non-allocated, windfall sites to come forward it is very likely that the number of windfalls each year will continue to provide a boost to the housing supply in Fenland. The Council will continue to take a cautious approach to windfall supply but based on the evidence has set a predicted rate of windfall provision to around 60% per annum. This means that it is estimated that additional land for 150 dwellings per annum will come forward by this process in the next five years to add to the housing supply. This approach is entirely justifiable and will be kept under review in future years as part of the Council's authorities monitoring report (AMR).

Although growth in the long run is to be provided through the Strategic Allocations and Broad Locations for Growth the non-allocated sites will continue to contribute to the housing supply. These non-allocated, windfall sites are described as 'LP4- Part B Sites', after the relevant part of the policy in the Local Plan.

**Office conversion to residential:** On 30 May 2013 the government introduced a new policy (through the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) that gives permitted development rights for the conversion of offices (Class B1a) to dwellings (Class C3) without the need for an application for planning permission, through a prior approval system, for a three year period which was subsequently made permanent by the Town and Country Planning (General Permitted Development) Order 2015. Dwellings arising from this source have the potential to contribute to the supply and have been included in Appendix 4.

---

**Agricultural conversions to residential:** The Town and Country Planning (General Permitted Development) Order 2015 also allows for the change of use of agricultural buildings to dwellings through the prior notification procedure.

**Retail, financial and professional services, betting shop, pay day loan and launderette to residential:** The Town and Country Planning (General Permitted Development) (Amendment) Order 2016 also allows the change of use by the prior notification procedure and are similarly included in the supply.

### Calculating the Supply

Appendix 4 provides a list of all known sites and sources of supply discussed above. Assumptions are then made about the likely delivery rate of each site, identifying when development is likely to start on site and how many dwellings could be delivered each year. These assumptions are based on previous completion rates, known market interest in sites being developed and local knowledge. They take into account known constraints which may mean that some sites are unlikely to be available during the five year period.

Appendix 3 sets out in a summary table the sites that are considered to be deliverable during the five year period. The sites are categorised as follows:

Strategic Allocations	Strategic Allocations are identified in the Fenland Local Plan. These sites are in the four market towns (Wisbech, March, Chatteris and Whittlesey) where major housing growth will take place in the plan period. The location and boundary of Strategic Allocations are identified on the Key Diagram for each market town and on the Policies Map.
Broad Locations for Growth	Broad Locations for Growth are identified in Wisbech, March and Chatteris. Broad Locations do not have specific boundaries but the general locations of these are described in the text in the Local Plan and shown on the Key Diagram for the relevant market town.
LP4 – Part B Sites (Non-allocated - Windfall Allowance)	The Local Plan does not seek to allocate sites under 250 dwellings meaning some sites will continue to come forward that have not been

	specifically identified. The Local Plan makes an allowance for this describing them as 'LP4 - Part B Sites', after the relevant part of the policy in the Local Plan. The allowance is based on evidence of past windfall rate.
Extant Planning Permissions	All sites that have extant planning permission are included in this section.
S106 Pending	Applications approved subject to the signing of a S106 agreement are included.

Appendix 3 sets out the predicted number of dwellings that could come forward each year from the available supply of sites. It identifies that **4,462** dwellings could potentially be delivered between **1 April 2018 and 31 March 2023**.

It is emphasised that the purpose of a five year land supply report is to identify land that is available for house building, not what the authority thinks is going to happen in terms of dwelling completions. A council might think that completions might total one figure, notwithstanding that it has land available for another figure. Therefore it is perfectly reasonable for the land availability to be different to its anticipated housing trajectory over the same period.

## 5. Comparing the Housing Requirement against the Supply

The main part of the report sets out the results of the five year land supply calculations. The five year requirement (excluding any buffer) is **3,170**. When the 20% buffer is added this becomes **3,804**. The identified supply is **4,462**. This equates to **5.86 years** (117%).

In summary, the five year land supply has been calculated as follows, with full details provided in Appendix 2

<b>Five Year Land Supply Calculation – Liverpool Method</b>		
a	Local Plan Requirement 1 April 2011 to 31 March 2031 (20 year plan period)	11,000
b	Net completions 1 April 2011 to 31 March 2017 ( 6 year period)	2,119
c	Remaining Local Plan Requirement 1 April 2017 to 31 March 2031 (14 year plan period)	a - b 8,881
d	Average per year	c ÷ 14 years 634
e	Five year requirement	d x 5 3,170
f	20% buffer	e x 0.20 634
g	Total five year requirement (including 20% buffer)	e + f 3,804
h	Average over five years	g ÷ 5 761
i	Estimated supply over five year period	(see Appendix 3) 4,462
j	Five year land supply as a percentage of requirement (excluding buffer)	(e ÷ i) x 100 <b>141%</b>
k	Five year land supply expressed in years (excluding buffer)	i ÷ d <b>7.04</b>
l	Five year land supply as a percentage of requirement (including buffer)	(g ÷ i) x 100 <b>117%</b>
m	Five year land supply expressed in years (including buffer)	i ÷ h <b>5.86</b>

This shows that the Council can meet the five year requirement (including a 20% buffer). Fenland District Council therefore has sufficient land to meet the housing land supply requirement and can demonstrate that there is choice and competition for developers in the market.



## Appendix 2 – Five Year Land Supply

### Liverpool Method (Backlog spread over the plan period)

Calculating the required supply	Dwellings
To be delivered in plan period	11,000
Minus completions to date	2,119
To be delivered over remaining plan period	8,881
Remaining dwellings ÷ remaining years = av. per year	634
Annual average x 5	3,170
5% buffer figure	159
20% buffer figure	634
<b>Total 5 year land supply figure to find (5%)</b>	<b>3,329</b> (annualised 666)
<b>Total 5 year land supply figure to find (20%)</b>	<b>3,804</b> (annualised 761)
<b>Identified supply (17/18 to 22/23)</b>	
Planning permission commitments at 31 <sup>st</sup> Dec 2017	2,300
S106	317
Strategic Allocations & Broad Locations	1,130
Policy LP4 Part B (windfall)	750
Re-developments	-35
<b>Total</b>	<b>4,462</b>
<b>Fenland Position</b>	
Five year supply	141% (7.04 years)
Including 5% buffer	134% (6.70 years)
Including 20% buffer	117% (5.86 years)

### Appendix 3 – Five Year Land Supply – Summary 2016/2017 figures

Final Housing Data - (using 16/17 Monitoring Data)	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>WISBECH</b>						
East Wisbech	0	0	0	30	60	60
<b>Strategic Allocations Total</b>	0	0	0	30	60	60
West Wisbech	0	0	0	0	30	60
South Wisbech	0	0	0	30	60	60
Nene Water-Front and Port Area	0	0	0	20	30	30
<b>Broad Location Total</b>	0	0	0	50	120	150
CS4 - Part B Sites	30	30	30	30	30	30
Planning Permissions	47	65	58	44	34	12
S106	0	0	0	5	8	8
<b>Total</b>	77	95	88	159	252	260
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>MARCH</b>						
South-East March	0	0	0	0	30	60
West March	0	0	0	0	30	60
<b>Strategic Allocations Total</b>	0	0	0	0	60	120
North March [trading estate]	0	0	0	0	0	0
South-West March	0	0	0	0	30	60
<b>Broad Location Total</b>	0	0	0	0	30	60
CS4 - Part B Sites	35	35	35	35	35	35

<b>Planning Permissions</b>	16	28	48	70	88	44
<b>S106</b>	0	0	0	11	17	13
<b>Total</b>	51	63	83	116	230	272
	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>WHITTLESEY</b>						
<b>East Whittlesey</b>	0	0	0	30	60	60
<b>Strategic Allocations Total</b>	0	0	0	30	60	60
<b>CS4 - Part B Sites</b>	20	20	20	20	20	20
<b>Planning Permissions</b>	35	89	176	180	162	114
<b>S106</b>	0	0	0	0	0	0
<b>Total</b>	55	119	196	230	242	194
	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>CHATTERIS</b>						
<b>South Chatteris</b>	0	0	0	0	0	0
<b>East Chatteris</b>	0	0	30	60	60	60
<b>Strategic Allocation Totals</b>	0	0	30	60	60	60
<b>North Chatteris</b>	0	0	0	0	0	30
<b>Broad Locations of Growth Totals</b>	0	0	0	0	0	30
<b>CS4 - Part B Sites</b>	20	20	20	20	20	20
<b>Planning Permissions</b>	4	4	23	21	15	5
<b>S106</b>	0	0	0	31	60	110
<b>Total</b>	24	24	73	132	155	225
	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>OTHER</b>						
<b>CS4 - Part B Sites</b>	45	45	45	45	45	45

<b>Planning Permissions</b>	78	161	227	360	363	177	
<b>S106</b>	0	0	8	15	15	0	
<b>Total</b>	123	206	280	420	423	222	
	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	
<b>DISTRICT WIDE TOTAL</b>							<b>Total</b>
<b>Strategic Allocations</b>	0	0	30	120	240	300	<b>690</b>
<b>Broad Locations</b>	0	0	0	50	150	240	<b>440</b>
<b>CS4 – Part B Sites</b>	150	150	150	150	150	150	<b>750</b>
<b>Planning Permissions</b>	162	311	498	601	573	317	<b>2,300</b>
<b>S106</b>	0	0	11	69	103	134	<b>317</b>
<b>Redevelopments</b>							<b>-35</b>
							<b>Identified supply</b>
							<b>4,462</b>

## Appendix 4 – Five Year Land Supply

### Resolution to Grant Planning Permission Subject to S106 - as at 31 December 2017

Planning Permissions subject to S106 Agreement				Current Year	Yr1	Yr2	Yr3	Yr4	Yr5
Reference	Location / Address	Type	Total to be built	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
F/YR10/0804/O	Hallam Land, Chatteris*	O	1,000	0	0	0	25	50	100
F/YR14/0997/O	Pike Textile Display Limited 16 North End Wisbech	O	21	0	0	0	5	8	8
F/YR14/0706/F	Church Hall Station Road Whittlesey	F	9	0	0	3	6	0	0
F/YR15/0176/O	Land r/o 36 High Street, March	O	7	0	0	0	3	4	0
F/YR16/0074/F	Fern House, Gull Road, Guyhirn	F	4	0	0	1	1	2	0
F/YR16/0260/O	Victoria Road, Wisbech	O	7	0	0	0	1	3	3
F/YR16/0364/O	Former Highways Depot, Queens Street, March	O	34	0	0	0	8	13	13
F/YR16/0795/O	Land west of 15 Fairbairn Way, Chatteris	O	26	0	0	0	6	10	10
F/YR17/0032/F	Land West of 450 March Road, Turves	F	2	0	0	0	1	1	0
F/YR17/0033/F	Land West of 450 March Road, Turves	F	4	0	0	1	2	1	0
F/YR17/0406/F	Land West of 17-37 Wood Street Doddington	F	28	0	0	6	11	11	0
<b>Total</b>			<b>1,142</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>69</b>	<b>103</b>	<b>134</b>

\*Based on applicant's own assessment

**Extant Planning Permissions (4 or less dwellings) - as at 31 December 2017**

Settlement	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
Benwick	11	4	3	7	3	1	0	0	2	1
Chatteris	51	4	4	47	4	2	12	15	10	4
Christchurch	7	0	0	7	0	0	2	3	1	1
Church End	0	0	0	0	0	0	0	0	0	0
Coates	8	0	1	8	1	0	0	2	3	2
Coldham	1	0	0	1	0	0	1	0	0	0
Doddington	4	0	0	4	0	1	0	1	2	0
Eastrea	2	0	0	2	0	0	0	0	1	1
Elm	17	0	1	17	1	2	4	4	4	2
Foul Anchor	0	0	0	0	0	0	0	0	0	0
Friday Bridge	10	1	0	9	0	2	2	1	3	1
Gorefield	2	0	0	2	0	1	0	0	1	0
Guyhirn	12	3	1	9	1	2	2	1	2	1
Leverington	21	0	0	21	0	1	0	5	10	5
Manea	40	3	3	37	3	5	6	9	10	4
March	116	10	12	106	12	19	10	17	33	15
Murrow	6	0	0	6	0	0	2	3	1	0
Newton	1	0	1	1	1	0	0	0	0	0
Parson Drove	15	2	0	13	0	2	2	2	6	1
Rings End	1	0	1	1	1	0	0	0	0	0

<b>Tholomas Drove</b>	5	1	0	4	0	2	1	1	0	0
<b>Turves</b>	4	0	0	4	0	1	1	0	1	1
<b>Tydd St Giles</b>	5	1	0	4	0	1	0	0	2	1
<b>Whittlesey</b>	62	4	5	58	5	5	5	14	21	8
<b>Wimblington</b>	12	0	0	12	0	1	3	2	3	3
<b>Wisbech</b>	83	0	5	83	5	10	7	28	25	8
<b>Wisbech St Mary</b>	4	0	0	4	0	1	0	0	3	0
<b>Outside Settlement</b>	204	11	24	193	24	37	27	39	44	22
<b>Total</b>	<b>704</b>	<b>44</b>	<b>61</b>	<b>660</b>	<b>61</b>	<b>96</b>	<b>87</b>	<b>147</b>	<b>188</b>	<b>81</b>

#### Extant Planning Permissions (5 or more dwellings) - as at 31 December 2017

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
<b>F/00492/13</b>	Chatteris	Llanca, Huntingdon Road, CHATTERIS, PE16 6EA	F	6	0	0	6	0	1	2	2	1	0
<b>F/00916/13</b>	Chatteris	Service Master, 54, Bridge Street, CHATTERIS, PE16 6RN	F	5	0	0	5	0	0	1	2	2	0
<b>F/00806/15</b>	Chatteris	24, Bridge Street, CHATTERIS, PE16 6RF	F	8	0	0	8	0	1	2	2	2	1
<b>F/00555/16</b>	Chatteris	26, Bridge Street, CHATTERIS, PE16 6RF	F	6	0	0	6	0	0	6	0	0	0
<b>F/00630/12</b>	Christchurch	CHRISTCHURCH MEMORIAL HALL, CHURCH ROAD, CHRISTCHURCH,	F	9	0	0	9	0	1	3	3	2	0

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
		CAMBRIDGESHIRE, PE14 9PQ											
<b>F/YR16/0399 /O</b>	Christchurch	Land South West Of Syringa House Upwell Road, Christchurch	O	6	0	0	6	0	0	1	2	2	1
<b>F/00775/11</b>	Coates	180-192, Coates Road, Coates Whittlesey, PETERBOROUGH, PE7 2BE	F	6	4	0	2	1	1	0	0	0	0
<b>F/00360/13</b>	Coates	Land North West of 162, Coates Road, Coates Whittlesey, PETERBOROUGH, PE7 2BE	O	12	0	0	12	0	2	3	3	2	2
<b>F/00408/12</b>	Doddington	65 NEWGATE STREET, DODDINGTON, CAMBRIDGESHIRE, PE15 0SR (partly superseded by F/001028/15 and F/00342/16 - 2 dwellings)	F	8	4	2	4	2	0	0	0	0	0
<b>F/00217/14</b>	Doddington	32, Wimblington Road, Doddington, MARCH, PE15 0TJ	F	16	0	0	16	0	2	4	4	4	2
<b>F/00077/15</b>	Doddington	Land East of Askham House,13, Benwick Road, Doddington, MARCH, PE15 0TX	O	10	0	0	10	0	0	2	3	3	2
<b>F/00804/13</b>	Eastrea	Land South Of, Jones Lane, Eastrea, Whittlesey, Cambridgeshire, PE7 2AU	O	6	0	0	6	0	0	1	2	2	1
<b>F/YR17/0697 /O</b>	Eastrea	Land North Of Eastrea Hill Farm, 182 Wype Road, Eastrea	O	6	0	0	6	0	0	1	2	2	1
<b>F/00907/15</b>	Elm	20, Grove Gardens, Elm, WISBECH, PE14 0JQ	F	11	0	0	11	0	0	2	4	4	3
<b>F/00335/16</b>	Elm	Land West Of Cedar Way Accessed From Grove Gardens, Elm. PE14 0JQ	F	9	0	0	9	0	2	3	3	1	0
<b>F/YR16/0545 /O</b>	Elm	33 And Land North Of 17-31 Gosmoor Lane, Elm	O	50	0	0	50	0	0	10	15	15	10
<b>F/YR15/0865 /O</b>	Leverington	Land North Of 118-124 Leverington Common Leverington	O	6	0	0	6	0	0	1	2	2	1



Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
F/00372/16	Manea	Land West of Teachers Close, Manea, MARCH, PE15 0HL	F	57	0	0	57	0	5	15	15	15	7
F/00833/13	Manea	Land South of 49-49A, High Street, Manea, MARCH, PE15 0JD	F	26	2	2	24	2	6	6	6	4	0
F/00313/13	Manea	18, Westfield Road, Manea, MARCH, PE15 0LN	O	6	0	0	6	0	1	2	2	1	0
F/00244/14	Manea	35, Westfield Road, Manea, MARCH, PE15 0LS	O	5	0	0	5	0	0	1	2	2	0
F/00107/16	Manea	Lavender Mill Bungalow, Fallow Corner Drove, MANEA, PE15 0LT	O	29	0	0	29	0	0	5	10	10	4
F/YR14/0838 /O	Manea	Land North of 28-30 High Street Manea	O	32	0	0	32	0	0	5	11	11	5
F/00723/09	March	Land at Edwards Buildbase, STATION ROAD, MARCH	O	6	2	4	4	4	0	0	0	0	0
F/00243/10	March	PILGRIMS OF MARCH, DARTFORD ROAD, MARCH, PE15 8BD	F	17	1	0	16	0	2	4	4	4	2
F/00290/15	March	Land South East Of Orchard Lodge, Jobs Lane, March, PE15 9QE	F	20	0	0	20	0	2	5	5	5	3
F/00886/14	March	Land South West Of Queen Street Close March Cambridgeshire , PE15 8NB	RM	10	0	0	10	0	2	3	3	2	0
F/00440/12	March	Former Pilgrims of March, Dartford Road, MARCH, PE15 8BB (Superseded by F/00243/10 - numbers therefore not counted)	F	9	1	0	8	0	0	0	0	0	0
F/00724/13	March	Site Of Former Kingswood Park Residential Home Kingswood Road March Cambridgeshire , PE15 9RT	F	22	0	0	22	0	0	10	12	0	0
F/00305/14	March	Land East of Davern Workwear Ltd, Elliott Road, MARCH, PE15 8QU	RM	14	0	0	14	0	3	7	4	0	0
F/00631/14	March	Land East of Davern Workwear Ltd, Elliott Road, MARCH, PE15 8QU	F	18	0	0	18	0	0	3	5	5	5

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
F/YR16/0965 /F	March	33 Gaul Road, March	F	6	0	0	6	0	0	1	2	2	1
F/YR16/0364 /O	March	Former Highways Depot, Queens Street, March	O	34	0	0	34	0	0	0	8	13	13
F/YR17/0345 /PNC01	March	The Resource Centre, March Business Centre, Dartford Road, March	PN	14	0	0	14	0	0	0	0	14	0
F/01020/14	March	Land East Of Berryfield, Berryfield, MARCH, PE15 8PN	O	30	0	0	30	0	0	5	10	10	5
F/00845/15	Murrow	North Of, 15 - 27, Mill Road, Murrow, Cambridgeshire, PE13 4HD	F	5	0	0	5	0	1	2	2	0	0
F/00621/05	OUTD	Land at, Croft Country Club, Green End, Threeholes, Wisbech, PE14	F	10	7	0	3	0	1	1	1	0	0
F/00898/08	OUTD	Site at Willowcroft Fish Farm, SEADYKE BANK, MURROW	F	10	0	3	10	0	3	2	2	2	1
F/00491/10	OUTD	LAND NORTH AND EAST OF GREENBUSHES, COXS LANE, WISBECH, CB1	O	5	4	0	1	0	0	1	0	0	0
F/00387/12	OUTD	THE WALNUTS, ROMAN BANK, LEVERINGTON, WISBECH, PE13 5AR	F	5	3	2	2	1	1	0	0	0	0
F/00985/01	OUTD	Land at, The Ship Inn, Purls Bridge Road, Manea, March, PE15	F	7	0	7	7	0	0	1	2	2	2
F/00555/12	OUTD	Land North of 55A Station Road, Manea, March, PE15 0HE	F	14	7	4	7	3	3	1	0	0	0
F/00648/09	OUTD	Land West of Old Council Depot, GAUL ROAD, MARCH	F	135	59	4	76	4	10	15	18	18	11
F/00623/12	OUTD	Land to north-west 47 March Road, Coates Whittlesey, PETERBOROUGH, PE7 2BP	F	11	4	6	7	2	3	2	0	0	0
F/00609/12	OUTD	Fields End Water Caravan Park,	F	8	6	0	2	0	0	1	1	0	0

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
		BENWICK ROAD, DODDINGTON											
F/00729/13	OUTD	Tydd St. Giles Golf & Leisure Centre, Kirkgate, Tydd St. Giles, WISBECH, PE13 5NZ	F	37	27	10	10	5	5	0	0	0	0
F/00731/12	OUTD	Phase 2 Land North Of Potential House Tydd St Giles Golf And Leisure Centre, KIRKGATE, TYDD ST GILES	F	50	49	1	1	1	0	0	0	0	0
F/00268/13	OUTD	Greenacre, Gull Road, Guyhirn, WISBECH, PE13 4ER	F	9	4	0	5	0	2	2	1	0	0
F/00512/15	OUTD	Land West and South Of 74, West Street, CHATTERIS, Cambridgeshire PE16 6HR	O	58	0	0	58	0	0	5	20	20	13
F/00637/15	OUTD	The Bungalow, Broad Drove East, Tydd St. Giles, WISBECH, PE13 5LN	F	12	0	12	12	3	6	3	0	0	0
F/00845/15	OUTD	North Of, 15 - 27, Mill Road, Murrow, Cambridgeshire, PE13 4HD	F	5	0	0	5	0	0	1	2	2	0
F/00436/16	OUTD	321, Wisbech Road, MARCH, PE15 0BA	O	9	0	0	9	0	0	1	3	3	2
F/00576/16	OUTD	Land East Of Askham House, 13, Benwick Road, Doddington, MARCH, PE15 0TX	RM	10	0	2	10	1	2	2	2	2	1
F/YR16/0717 /F	OUTD	Stags Holt Farm, Stags Holt, Coldham Wisbech	F	6	0	0	6	0	0	1	2	2	1
F/YR17/0142 /F	OUTD	Land North East Of Lakeside Manor, Seadyke Bank, Murrow	F	9	0	0	9	0	2	2	2	2	1
F/00169/06	Parson Drove	Land at and including, Glebe Cottage, Main Road, Parson Drove, Wisbech, PE13	F	6	3	0	3	0	1	2	0	0	0
F/00685/13	Whittlesey	64, Whitmore Street, 17 and 11 Windmill Street, WHITTLESEY, PE7 1HP	F	30	17	7	13	5	8	0	0	0	0

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
F/00904/10	Whittlesey	Bassenhally Farm, Eastrea Road, Whittlesey	O	460	0	0	283	0	0	0	0	5	15
F/00473/13	Whittlesey	187 EASTREA ROAD, WHITTLESEY, PE7 2AF	RM	120	83	8	37	8	25	4	0	0	0
F/00877/15	Whittlesey	289, Eastrea Road, Whittlesey, PETERBOROUGH, PE7 2AP	F	93	0	0	93	0	5	15	20	30	23
F/00316/16	Whittlesey	Land At Bassenhally Farm, Eastrea Road, Whittlesey, PETERBOROUGH, PE7 2AP	F	47	0	0	47	0	5	15	15	12	0
F/YR17/0711 /F	Whittlesey	Land North Of Sorrel Avenue Whittlesey (Basenhally)	F	60	0	0	60	0	0	60	0	0	0
F/00183/14	Whittlesey	Former Westhaven Nursery, Peterborough Road, Whittlesey, PETERBOROUGH, PE7 1PD	O	68	0	0	68	0	0	15	20	20	13
F/00636/15	Whittlesey	Land North Of, Snowley Park, Glenfields, Whittlesey, Cambridgeshire PE7 1JH	RM	144	3	0	141	7	30	30	30	30	14
F/00685/08	Whittlesey	Land North Of 148 - 150 Stonald Road Whittlesey	RM	34	0	15	34	10	10	10	4	0	0
F/00134/15	Whittlesey	Land North Of Whittlesey East Of, East Delph, Whittlesey, Cambridgeshire	O	220	0	0	220	0	0	15	35	35	35
F/00530/15	Whittlesey	100, Mill Road, Whittlesey, Cambridgeshire, PE7 1SW	F	12	0	0	12	0	1	3	3	3	2
F/YR17/0252 /F	Whittlesey	Bricklayers Arms, 9 Station Road, Whittlesey	F	33	0	0	33	0	0	0	33	0	0
F/YR16/0704 /O	Whittlesey	Land West Of 27 - 31 Cemetery Road Whittlesey	O	20	0	0	20	0	0	4	6	6	4
F/00232/14	Wimblington	Land East Of 38 March Road Wimblington Cambridgeshire	O	80	0	0	80	0	0	15	25	25	15
F/00660/90	Wisbech	Land to the south-east of, New Drove, Wisbech, Cambridgeshire, PE13		92	81?	11	11	3	5	3	0	0	0
F/00660/09	Wisbech	4A CANNON STREET, WISBECH,	F	14	4	10	10	0	10	0	0	0	0

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
		CAMBRIDGESHIRE, PE13 2QW											
F/00778/09	Wisbech	The Bell 35, KIRKGATE STREET, WISBECH	F	14	0	0	14	0	2	3	3	3	3
F/00636/11	Wisbech	AWARE HOUSE LEARNING DEVELOPMENT AIDS LIMITED, DUKE STREET, WISBECH, CAMBRIDGESHIRE, PE13 2AE	F	10	0	10	10	0	1	2	3	3	1
F/00228/07	Wisbech	Land at, 35 North End, Wisbech, PE13	F	11	0	0	11	0	2	3	3	3	0
F/00976/11	Wisbech	Fenland Park Lerowe Road Wisbech Cambridgeshire PE13 3QL	F	83	23	46	60	20	20	20	0	0	0
F/00951/14	Wisbech	Land North And South Of Cotterell Way Wisbech	F	70	28	9	42	10	15	15	2	0	0
F/00591/16	Wisbech	4-6, Stermyn Street, WISBECH, PE13 1EQ	F	9	0	9	9	9	0	0	0	0	0
F/00968/16	Wisbech	Chestnuts Residential Home, 169, Norwich Road, WISBECH, PE13 3TA	F	5	0	0	5	0	0	0	5	0	0
F/YR17/0209 /F	Wisbech	First Floor And Second Floor, 2 Market Street, Wisbech	F	5	0	0	5	0	0	5	0	0	0
F/YR17/0475 /F	Wisbech	81 Clarkson Avenue, Wisbech, Cambs PE13 2EA	F	22	0	0	22	0	0	0	22	0	0
F/01405/05	Wisbech St. Mary	Sayers Field, Church Road, Wisbech St. Mary, Wisbech, PE13	RM	43	29	0	14	0	5	5	4	0	0
F/00703/11	Wisbech St. Mary	Land rear of Orchard House, High Road, Wisbech St. Mary, WISBECH, PE13 4RA (Superseded by F/YR15/0502/O - 50 dwellings, therefore numbers not counted)	F	11	0	0	11	0	0	0	0	0	0
F/YR15/0502 /O	Wisbech St Mary	Land North Of Orchard House, High Road, Wisbech St Mary	O	50	0	0	50	0	0	10	15	15	10

Reference	Location	Address	Type	Total to be built	Total built at 31 March 2017	Total under Construction	Outstanding	2017/18 Current Year	2018/19 Yr1	2019/20 Yr2	2020/21 Yr3	2021/22 Yr4	2022/23 Yr5
		<b>5+ dwellings total</b>		<b>2816</b>	<b>455</b>	<b>184</b>	<b>2184</b>	<b>101</b>	<b>215</b>	<b>411</b>	<b>454</b>	<b>385</b>	<b>236</b>
		<b>4 or less dwellings total</b>		<b>704</b>	<b>44</b>	<b>61</b>	<b>660</b>	<b>61</b>	<b>96</b>	<b>87</b>	<b>147</b>	<b>188</b>	<b>81</b>
		<b>Planning permission total</b>		<b>3520</b>	<b>499</b>	<b>245</b>	<b>2844</b>	<b>162</b>	<b>311</b>	<b>498</b>	<b>601</b>	<b>573</b>	<b>317</b>
		<b>5 year planning permission supply</b>	<b>2,300</b>										

---

## Appendix 5 - Gypsies and Travellers

### Gypsy and Traveller Pitches granted planning permission and available since production of the Gypsy Traveller Accommodation Needs Assessment (GTANA) Update – November 2013 - Position at March 2018

The 'GTANA Update - November 2013' which supported the Fenland Local Plan through Examination and was considered a good and professional approach by the Local Plan Inspector, sets out (in paragraph 8.8) that to achieve a 5 year housing land supply 13 pitches should be provided in the district during the period 2013 to 2021 (see Table 1 below). The GTANA is available at this link: <http://www.fenland.gov.uk/CHttpHandler.ashx?id=8964&p=0>

Tables 2 and 3 below sets out the Council's up-to-date position (March 2018) on its 5 year housing land supply for Gypsies and Travellers.

These tables identify and consolidate planning permissions which have been granted since April 2013 (for consistency, the start of the counting period) where these are either an open permission or for named occupiers and their dependents as these pitches are likely to be available in perpetuity. It also counts sites approved before April 2013 where it is known that the pitches are currently vacant or the planning permissions have not been fully implemented. It does not count pitches which are for a specified named occupier and the use of which should cease on the death of the individual. Local authority, as well as private pitches, are included in the assessment.

Tables 2 and 3 indicate that 11 new pitches have been approved to date. Of these 6 were approved in the period April 2013 to March 2016 and 5 have been approved in the period April 2016 to March 2021. At March 2018, 2 other pitches were known to be currently available either through turnover or as not fully implemented permissions.

**Table 1 - The assessed need in GTANA 2013 for new Gypsies and Traveller pitches 2013 to 2031**

<b>Period</b>	<b>Total Number of Pitches Required</b>	<b>Pitches Available Through Turnover</b>	<b>Net Number of New Pitches Required</b>
2013 to 2016 (3 years)	24	21	3

2016 to 2021 (5 years)	45	35	10
2021 to 2026 (5 years)	40	35	5
2026 to 2031 (5 years)	30	30	0*
<b>Total 2013 to 2031</b>	<b>139</b>	<b>121</b>	<b>18</b>

\* rounded up to zero, as cannot be a negative figure

**Table 2 – Pitches with planning permission since April 2013 and other available pitches**

<b>Location</b>	<b>FDC planning reference no. &amp; pitches approved</b>	<b>New Pitches provided for G&amp;Ts April 2013 to March 2016</b>	<b>New Pitches provided for G&amp;Ts April 2016 to March 2021</b>	<b>Known pitches currently available - turnover / not fully implemen- ted permissions</b>
	<b>Planning permissions granted before April 2013</b>			
	<b>Private pitches</b>	-	-	-
	<b>Local authority pitches</b>			



<b>Location</b>	<b>FDC planning reference no. &amp; pitches approved</b>	<b>New Pitches provided for G&amp;Ts April 2013 to March 2016</b>	<b>New Pitches provided for G&amp;Ts April 2016 to March 2021</b>	<b>Known pitches currently available - turnover / not fully implemented permissions</b>
Sandbank, Wisbech St Mary	n/a	-	-	2
	<b>Planning permissions granted since April 2013</b>			
	<b>Private pitches</b>			
Log Cabin, The Old Dairy Yards, Westfield Road, Manea	F/YR14/0588/F (Permission for 3 pitches – 15.07.14)	3	-	-
Land North East Of Golden View, North Brink, Wisbech	F/YR15/0284/F (Permission for 2 pitches – 8.04.15)	2	-	-
Ponderosa Farm, Garden Lane, Wisbech St Mary	F/YR14/0846/F (Appeal allowed for 1 pitch – 10.02.16)	1	-	-
The Spinney, Horsemoor Road,	F/YR14/0854/F (Appeal allowed for 5 caravans -	-	4	-

<b>Location</b>	<b>FDC planning reference no. &amp; pitches approved</b>	<b>New Pitches provided for G&amp;Ts April 2013 to March 2016</b>	<b>New Pitches provided for G&amp;Ts April 2016 to March 2021</b>	<b>Known pitches currently available - turnover / not fully implemented permissions</b>
Wimblington,	one already exists on site 13.05.16)			
Land North East Of 1 - 3 Murrow Lane Murrow	F/YR16/0209/F (Permission for 1 pitch - 3.02.17)	-	1	-
<b>Total</b>		6	5	2

**Table 3 – Comparison between new pitches required by GTANA and new pitches provided**

	<b>New pitches required</b>	<b>New pitches provided</b>
<b>April 2013 – March 2016</b>	3	6
<b>April 2016 – March 2021</b>	10	5
<b>Total</b>	13	11