



Fenland District Council

Five Year Housing Land Supply

1 April 2021 to 31 March 2026

Draft Local Plan (August 2022) Version

Please Note:

This is a draft version of the Five-Year Land Supply report published (August 22) to support the Draft Fenland Local Plan only. A separate Five Year Land Supply report has been published for decision making

Five Year Housing Land Supply – Draft Local Plan

1. Introduction

This is a **draft version** of the Five Year Land Supply report, to support the draft Fenland Local Plan to demonstrate that the draft local Plan identified sufficient sites to meet the five year land supply requirements. A separate Five Year land Supply published in September 2021 is to be used for decision making purposes.

This report re-calculates Fenland's Five-Year Housing Land Supply position at 01 April 2021 taking into account the following significant factors:

- The inclusion of estimated dwelling supply from draft site allocations, identified by the Draft Local Plan (July 2022);
- Update to the Local Housing Need figure to reflect latest available data.

This Five Year Land Supply Report July 2022 is aligned with the Draft Local Plan, which was published for consultation in August 2022.

The Draft Local Plan's 'base date' for the purposes of calculating and projecting dwelling supply is 01 April 2021. This report therefore generally relies on the same data sources and assumptions as the *Five Year Land Supply Report September 2021*¹ - with the addition of Draft Site Allocations identified by the Draft Local Plan and an updated *Local Housing Need* figure.

This report sets out the process for calculating the five year land supply based on the requirements of the revised National Planning Policy Framework (NPPF) published in July 2021, and the associated Planning Practice Guidance.

National Policy states that:

'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.'

¹Available at: <https://fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

² NPPF (July 2021) paragraph 74

The current strategic plan for Fenland is the [Fenland Local Plan](#), which was adopted on 8th May 2014.

The Draft Local Plan's housing requirement figure is derived from government's method for calculating the 'local housing need' figure. The five year land supply calculation presented in this report is based on that figure.

2. Calculating Local Housing Need

The PPG's [Housing Need Assessment](#) sets out the government's standard methodology for assessing Local Housing Need (LHN). This should also be read alongside the government's document [How is a minimum annual local housing need figure calculated using the standard method?](#). Latest updates were published in December 2020.

The standard method is based on two steps.

- **Step 1 - Setting the baseline**

The first step involves a projection of household growth, which is based on the 2014 [Household Growth Projections](#)³ (see Table 406). The guidance makes it clear it should be a 10 year period with the current year being the first year.

- **Step 2 - An Adjustment to take account of Affordability**

The second step involves an adjustment to take into account affordability using government's latest [House Price to Workplace based earnings ratios](#)⁴ data (Table 5c).

At April 2021 (the base date for the Draft Local Plan), the Standard Method for Fenland indicated a need for 517 dwellings per year. In late March 2022, ONS published new affordability data, thereby requiring the Local Housing Need to be recalculated. From 2022 onwards, the Standard Method generates a local housing need for Fenland of 556 dwellings per annum.

The housing requirement for the Draft Local Plan therefore consists of 517 dwellings for the period 01 April 2021 to 31 March 2022 plus 556 dwellings in each year from 01 April 2022 onwards.

Since the Local Housing Need figure is re-calculated annually, it can change from year to year. For example, in October 2019, the Council published its Issues & Options Consultation document⁵. This identified that a new Local Plan for Fenland would be required to provide 550 dwellings per annum. This figure is now 'out of date', and the current Local Housing Need figure should be used in its place.

3. Five Year Requirement

3

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/536731/Household_Projections_Published_Tables.xlsx

4

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

⁵ https://www.fenland.gov.uk/media/16017/Issues--Options-Consultation-Document/pdf/Final_Issues_Options_Cons_Doc_Oct_19.pdf

The Local Housing Need figure is 517 dwellings in 21/22 and 556 dwellings from 010 April 2022 onwards. This figure is used as the basis for this five year land supply report. The basic five year requirement equals 2,741 (517 dwellings × 1 year + 556 dwellings × 4 years).

The PPG's [Housing and economic land availability assessment](#)⁶ sets out the method for calculating five year land supply.

The guidance for calculating the Local Housing Need figure is clear that the current year forms the first year of the five year calculation. There is no backlog to be taken into consideration. Any previous under-delivery is addressed through applying the affordability adjustment, as confirmed by PPG Paragraph: 011 Reference ID: 2a-011-20190220. <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

However, as set out in Paragraph 74 of the NPPF:

'The supply of specific deliverable sites should in addition 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) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- (c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply*

Footnote 41 of Paragraph 74 the NPPF states that:

This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

The government last published the results of the [Housing Delivery Test](#) in January 2022. This shows that Fenland District Council met 95% of its requirement. Since Fenland's HDT measurement exceeds 85%, a five percent buffer must be applied when calculating the five year supply.

⁶ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

4. The Five Year Land Supply Calculation

This Five Year Land Supply Report covers the period 1 April 2021 to 31 March 2026. The basic five year requirement is 2,741 dwellings. The following table sets out the total requirement including the required five percent buffer (figures rounded to nearest whole number).

Table 1: Five year requirement including five percent buffer

		Dwellings (units)	Source
a	Basic five-year requirement	2,741	LHN - 517 dwellings in 21/22 and 556 dpa. thereafter
b	Basic five-year requirement + 5% buffer	2,878	a * 105%
c	Average annual requirement (2021 - 2026)	576	b / 5 years

To demonstrate a five year supply of deliverable housing land, **the requirement between 2021 and 2026 is a total of 2,878 dwellings** (an average of 576 dwellings per year).

Identifying the Five Year Supply

This section sets out how the supply of sites to meet the five year requirement has been identified.

What is considered to be a Dwelling

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 PPG (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 passing on within about 15 months⁷ thereby providing new opportunities of accommodation for others. Therefore whilst not all residents moving into care homes and similar institutions will

⁷ See for instance <http://eprints.lse.ac.uk/33895/>

release a home for others, a proportion will do so and over a relatively short period the availability of care home accommodation will allow dwellings to be released. In this way care homes and similar institutions contribute to the housing supply over the life time of their use.

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

What is considered to be a Deliverable Site

For a site to be considered deliverable Annex 2: Glossary of the NPPF defines deliverable as:

***'Deliverable:** To be considered deliverable, sites for housing 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. In particular*

- a) *Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'.*

Draft Site Allocations

The Council is currently preparing a new Local Plan. In October to November 2019 and July to September 2020, the Council ran 'Call for Sites' exercises, inviting landowners, agents and developers to submit land for consideration in the emerging Local Plan.

The Council assessed the site submissions it received to determine their suitability for inclusion in the Local Plan. The draft site allocations presented in the Draft Local Plan have been drawn from this 'pool' of assessed site submissions.

Part D of the Draft Local Plan (August 2022) sets out a housing trajectory which projects the supply of new dwellings over the plan period.

A sites-based trajectory providing estimated delivery rates for each draft site allocations (including committed large sites) is presented in Appendix A of this report. The delivery rate estimates applied in the trajectory are based on accompanying evidence submitted alongside site submissions during the 'Call for Sites' exercise or by applying FDC's standard assumptions about development delivery, aligned with the *Five Year Land Supply Report September 2021*⁸.

Sites with planning permission / allocated in Development Plan

Each year Cambridgeshire County Council coordinates the monitoring of housing commitments for the district. This five year land supply report uses the housing monitoring data for commitments

⁸ Available at: <https://fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

and completions supplied by Cambridgeshire County Council in July 2021. The monitoring data includes sites with extant planning permission or allocated in the Development Plan at 1 April 2021.

In addition, sites with a resolution to grant planning permission subject to a S106 agreement as at 1st April 2021 are included where they are considered deliverable within the five year period. However, no sites met these criteria at the base date.

Appendix A of the September 2021 land supply report provides a trajectory of sites, projecting delivery on all available and deliverable sites over the five year period 1 April 2021 to 31 March 2026 and beyond.

As per the NPPF definition of 'deliverable'⁹, sites for non-major development and detailed planning permissions are considered deliverable.

Sites that meet Part b) of the NPPF definition, including major outline planning permissions, resolutions to grant permission subject to signing a S106 legal agreement, as well as Strategic Allocations and Broad Locations for Growth in the adopted Local Plan, are included within the five year land supply calculation where there is clear evidence that housing completions will begin on site within five years.

Planning permissions or allocations/Broad Locations for Growth which are not known to be deliverable within the initial five year period (and are therefore excluded from the five year supply calculation), are also included in the sites trajectory at Appendix A where they are capable of delivery housing in the latter part of the plan period. It is important to note that such sites benefit from planning permission and/or are allocated in the Local Plan and therefore can, in principle, be developed. For the purposes of the five year land supply calculation, such sites are deemed 'not deliverable' as a result of the Council having insufficient information regarding the progress of the site.

Windfall allowance

The supply can also include a windfall allowance as Paragraph 70 of the NPPF states that:

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

Appendix B of the September 2021 report provides the evidence of historical windfall rates to demonstrate a reasonable windfall allowance of 188 dwellings per year. However, no allowance has been made for the first two years with a stepped increase thereafter to years four and five as it is expected that any non-allocated sites delivered within the period would likely already be under construction or have planning permission.

Older people's accommodation in C2 use class

Appendix C of the September 2021 report identifies supply from sites with extant planning permission for the development of older people's accommodation in C2 use class. An additional

⁹ NPP Annex 2: Glossary

supply equivalent to 136 dwellings over the five year period is identified from future older people's accommodation (C2) developments.

5. Calculating Supply

Table 2 provides a summary of the Council's five year land supply of deliverable sites. The Five Year period runs between 1 April 2021 and 31 March 2026. The table provides a summary of supply from different sources, as set out in the housing trajectory chart in Part D of the Local Plan¹⁰.

Table 2: Summary of deliverable sites (source: Draft Local Plan Housing Trajectory)

Year	21/22	22/23	23/24	24/25	25/26
a) Draft Site Allocations	0	0	0	0	365
b) Committed Large Sites	97	747	691	351	364
c) Additional net commitment	152	297	104	0	0
d) Windfall	0	0	94	188	188
e) Total	249	1,044	889	539	917
Five-year Total	3,638				

The table illustrates that through the Draft Local Plan, the Council has identified land that is estimated to be capable of delivering **3,638** dwellings within the five year period.

In addition to supply from dwellings, the *Five Year Housing Land Supply Report September 2021* indicates additional supply from older-people's C2 accommodation equivalent to 136 dwellings. It is therefore necessary to adjust the five-year supply to account for the supply of older people's accommodation. However, to avoid a double-count with draft site allocations this figure should be revised down to a supply equivalent to 13 dwellings.

Therefore, with an adjustment to include additional supply from non-allocated C2 older people's accommodation, the estimated supply over the five-year period is **3,651 dwellings**.

The five-year requirement (including a 5% buffer) during this period is 2,878 dwellings. The Council can therefore demonstrate 773 additional dwellings above the minimum requirement for the five-year period. Table 3 shows that **the Council can demonstrate 6.34 years supply of housing land over the five-year period**.

Table 3: Five Year Supply

d	Estimated dwelling supply in Years 1 to 5 (2021 to 2026)	3,651	see Table 2
e	Total estimated supply in years	6.34	e / d

The Council can therefore demonstrate in excess of a five year supply of available housing land.

¹⁰ Extract of Table 10: Housing Trajectory (Draft Local Plan (Part D))

Appendix A – Sites Trajectory of Draft Site Allocations

The following table estimates the supply of dwellings over the plan period from sites which are proposed for allocation by the Draft Local Plan. Draft site allocations include ‘fresh’ allocations without any prior planning status and committed large sites with planning permission. For other sources of dwelling supply, such as dwelling supply from small sites, windfall allowance and C2 older people’s accommodation, please refer to the *Five-Year Housing Land Supply Report (September 2021)*¹¹.

Sites are arranged chronologically by draft policy reference.

¹¹ <https://fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

Table 4: Sites Trajectory for Draft Site Allocations

Draft LP Policy Ref	Settlement	Parish	SHELAA Ref	Address	Dwelling Capacity	Site with extant PP at base date	2021/22	2022/23	2023/24	2024/25	2025/26	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	Total	Source
LP35.01	Wisbech	Wisbech CP	40338	Nene Waterfront	178	N	0	0	0	0	0	35	35	35	35	35	3	0	0	0	0	0	0	0	0	178	FDC assumption - site sub form estimate unrealistic
LP36.01	Wisbech	Wisbech CP	40371	Land off Halfpenny Lane	316	N	0	0	0	0	0	35	70	70	70	70	1	0	0	0	0	0	0	0	0	316	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP36.02	Wisbech	Wisbech CP	40158	Land at Meadowgate	10	N	0	0	0	0	3	3	4	0	0	0	0	0	0	0	0	0	0	0	0	10	Rate based on site sub form rolled back reflect LP timetable
LP36.03	Wisbech	Wisbech CP	40337	Site at 5 North Street	10	N	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Rate based on site sub form rolled back reflect LP timetable
LP36.04	Wisbech	Wisbech CP	40017	Land at 35 North End	11	Y	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	FYL21
LP36.05	Wisbech	Wisbech CP	40022	Aware House Learning Development Aids Ltd	10	Y	0	1	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	FYL21
LP36.06	Wisbech	Wisbech CP	40025	Land East Of 46 Old Lynn Road	149	Y	0	0	0	35	35	35	35	9	0	0	0	0	0	0	0	0	0	0	0	149	RtGPP
LP36.07	Wisbech	Wisbech CP	40056	The College Of West Anglia	137	Y	0	45	35	35	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	FYLS21
LP36.08	Wisbech	Wisbech CP	40067	Land East Of 88 Sutton Road	220	Y	0	62	35	35	35	35	18	0	0	0	0	0	0	0	0	0	0	0	0	220	FYLS21
LP36.09	Wisbech	Wisbech CP	40163	Chrysanthemum House	77	Y	0	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	77	FYLS21 - 72 dwelling equivalent from older peoples C2 + 5 dwellings
LP36.10	Wisbech	Wisbech CP	40366	Former Pike Textiles	21	Y	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	RtGPP
LP36.11	Wisbech	Wisbech CP	40503	Land north East of 53 The Chase	9	Y	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP36.12	Wisbech	Wisbech CP	40506	11-12 High Street	15	Y	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	FYLS21
LP36.13	Wisbech	Wisbech CP	40509	Wisbech Vehicle Exchange	9	Y	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP36.14	Wisbech	Wisbech CP	40513	Site Of Old British Gas Depot	19	Y	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	FYLS21

LP36.15	Wisbech	Wisbech CP	40530	134A Ramnoth Road Wisbech Cambridgeshire PE13 2SW	9	Y	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP38.01	March	March CP	40262	March Town Centre Opportunity Area	55	N	0	0	0	0	0	0	20	35	0	0	0	0	0	0	0	0	0	0	0	0	55	No rate supplied - FDC assumption. Assumed long lead-in due to brownfield/developed town centre
LP39.01	March	March CP	40285	Land north of Knight's End Road and East of the A141	1200	N	0	0	0	0	0	40	50	50	50	50	50	50	50	140	250	250	170	0	0	1200	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	
LP39.02	March	March CP	40252	Land north east of March	294	N	0	0	0	0	0	50	50	50	50	50	44	0	0	0	0	0	0	0	0	294	No traj supplied - FDC assumption.	
LP39.03	March	March CP	40382	Land south of Knight's End Road and West of Wimblington Road	189	N	0	0	0	0	0	35	35	35	35	35	14	0	0	0	0	0	0	0	0	189	No traj supplied - FDC assumption.	
LP39.04	March	March CP	40382	Land West of Wimblington Road	152	N	0	0	0	0	0	0	0	35	35	35	35	12	0	0	0	0	0	0	0	152	No rate supplied - FDC assumption. Assume construction on northern parcel first, hence delayed lead in	
LP39.05	March	March CP	40190	Land to the rear of number 81	98	N	0	0	0	0	0	25	25	25	23	0	0	0	0	0	0	0	0	0	0	98	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	
LP39.06	March	March CP	40430	Westry Hall	62	N	0	0	0	0	0	5	10	15	15	15	2	0	0	0	0	0	0	0	0	62	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	
LP39.07	March	March CP	40115	Land at Mill Hill	48	N	0	0	0	0	35	13	0	0	0	0	0	0	0	0	0	0	0	0	0	48	No traj supplied - FDC assumption.	
LP39.08	March	March CP	40126	Land east of Berryfield	24	N	0	0	0	0	4	3	3	3	3	3	3	2	0	0	0	0	0	0	0	24	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	
LP39.09	March	March CP	40315	Hereward Hall	19	N	0	0	0	0	0	0	0	10	9	0	0	0	0	0	0	0	0	0	0	19	Assumed longer lead-in as site currently in use. No traj supplied - FDC assumption.	
LP39.10	March	March CP	40446	Land west of 85 Wimblington Road	18	N	0	0	0	0	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	

LP39.11	March	March CP	40434	Land fronting Elm Road and south and west of Highfield House	9	N	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	
LP39.12	March	March CP	40194	Land Southeast of 433 Wisbech Road	8	N	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Rate based on site sub form rolled back reflect LP timetable
LP39.13	March	March CP	40316	Queen's Street Close Car Park	6	N	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP39.14	March	March CP	40020	Land West of Old Council Depot	14	Y	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	FYLS21
LP39.15	March	March CP	40031	Site Of Former Kingswood Park Residential Home	24	Y	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	FYLS21
LP39.16	March	March CP	40036	Land East of Davern Workwear Ltd	12	Y	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	FYLS21
LP39.17	March	March CP	40037	Davern Workwear Ltd	18	Y	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	FYLS21
LP39.18	March	March CP	40041	Land East Of Berryfield	28	Y	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	FYLS21
LP39.19	March	March CP	40043	Land Rear Of 36 High Street	7	Y	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	FYLS21
LP39.20	March	March CP	40050	Former Highways Depot	34	Y	0	21	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	FYLS21
LP39.21	March	March CP	40052	321 Wisbech Road	9	Y	1	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP39.22	March	March CP	40073	Site Of Former Gas Distribution Centre	19	Y	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	FYLS21
LP39.23	March	March CP	40077	Land North Of The Green And North Of 145-159 Wisbech Road	118	Y	0	0	68	35	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	FYLS21
LP39.24	March	March CP	40082	Land North And West Of Elliott Lodge	13	Y	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	FYLS21
LP39.25	March	March CP	40093	Land North West Of 12 Knights End Road	9	Y	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP39.26	March	March CP	40105	Rear of 131-137 Upwell Road	9	Y	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP39.27	March	March CP	40263	Land to the west of Hereward Hall	19	Y	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	FYLS21
LP39.28	March	March CP	40264	Land to the east of Norwood Road	48	Y	0	35	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	FYLS21
LP39.29	March	March CP	40511	Nelson House, 22 Norwood Road	5	Y	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21
LP39.30	March	March CP	40517	15 Station Road	26	Y	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	FYLS21

LP39.31	March	March CP	40523	72 - 74 High Street March Cambridgeshire	9	Y	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP39.32	March	March CP	40524	W H Feltham And Son Cawood Close March Cambridgeshire	9	Y	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP39.33	March	March CP	40525	Land South West Of 1 To 23 Springfield Avenue March Cambridgeshire	40	Y	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	FYLS21
LP43.01	Whittlesey	Whittlesey CP	40300	Land at Eastrea Road	156	N	0	0	0	0	0	55	55	46	0	0	0	0	0	0	0	0	0	0	0	156	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP43.02	Whittlesey	Whittlesey CP	40335	Land rear of 98-112 Drybread Road	11	N	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP43.03	Whittlesey	Whittlesey CP	40012	North and south of Eastrea Road (strategic allocation)	452	Y	7	62	191	61	35	35	29	32	0	0	0	0	0	0	0	0	0	0	0	452	FYLS21. Dwelling equivalent from care home (+51) added at Yr3. remaining commitment added beyond current full permissions. Some discrepancies with how CCC have monitored this site. Do not appear to be monitoring full outline and some comps may have been missed. 452 is best estimate at 01 April 2021.
LP43.04	Whittlesey	Whittlesey CP	40042	Land North Of Whittlesey East Of East Delph	220	Y	0	35	35	35	35	35	35	10	0	0	0	0	0	0	0	0	0	0	0	220	FYLS21
LP43.05	Whittlesey	Whittlesey CP	40526	158 Stonald Road Whittlesey Peterborough Cambridgeshire PE7 1QP	18	Y	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	FYLS21
LP43.06	Whittlesey	Whittlesey CP	40527	Land North And South Of Grosvenor House Grosvenor Road Whittlesey Cambridgeshire	9	Y	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21

LP43.07	Whittlesey	Whittlesey CP	40528	Land West Of 36 Peterborough Road Whittlesey Cambridgeshire	9	Y	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP46.01	Chatteris	Chatteris CP	40211	Land south of Salisbury House, Blackmill Road	100	N	0	0	0	0	0	35	35	30	0	0	0	0	0	0	0	0	0	0	0	100	No traj supplied - FDC assumption.
LP46.02	Chatteris	Chatteris CP	40326	Land East of 80 The Elms	90	N	0	0	0	0	0	35	35	20	0	0	0	0	0	0	0	0	0	0	0	90	No traj supplied - FDC assumption.
LP46.03	Chatteris	Chatteris CP	40447	Womb Farm	53	N	0	0	0	0	0	35	18	0	0	0	0	0	0	0	0	0	0	0	0	53	FDC assumption - site sub form estimate no longer related to dwelling capacity
LP46.04	Chatteris	Chatteris CP	40499	Land on the west side of 92 London Road	52	N	0	0	0	0	0	50	2	0	0	0	0	0	0	0	0	0	0	0	0	52	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP46.05	Chatteris	Chatteris CP	40288	Land Westside of Fenland Way	20	N	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Rate based on site sub form rolled back reflect LP timetable
LP46.06	Chatteris	Chatteris CP	40325	Land rear of 2-8 Gibside	6	N	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP46.07	Chatteris	Chatteris CP	40054	26 Bridge Street	5	Y	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21
LP46.08	Chatteris	Chatteris CP	40057	Land West Of 15 Fairbairn Way	50	Y	0	47	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	FYLS21
LP46.09	Chatteris	Chatteris CP	40072	Land West And South Of 74 West Street	58	Y	0	0	0	0	0	35	23	0	0	0	0	0	0	0	0	0	0	0	0	58	FDC assumption
LP46.10	Chatteris	Chatteris CP	40367	Womb Farm	248	Y	0	0	63	63	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	248	FYLS21
LP46.11	Chatteris	Chatteris CP	40384	Land South of Chatteris	1000	Y	0	0	30	50	70	80	95	95	95	95	95	95	95	80	25	0	0	0	0	1000	FYLS21
LP46.12	Chatteris	Chatteris CP	40505	22 London Road	7	Y	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	FYLS21
LP46.13	Chatteris	Chatteris CP	40519	Land East Of 133 High Street Chatteris Cambridgeshire	9	Y	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21
LP48.01	Doddington	Doddington CP	40140	Land west of Turf Fen lane and south of Newgate St	145	N	0	0	0	0	0	30	50	50	15	0	0	0	0	0	0	0	0	0	0	145	Rate based on site sub form adjusted to reflect revised dwelling capacity
LP48.02	Doddington	Doddington CP	40426	Land south of Benwick Road	55	N	0	0	0	0	0	15	15	15	10	0	0	0	0	0	0	0	0	0	0	55	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity

LP48.03	Doddington	Doddington CP	40427	Land south of Wimblington Road	40	N	0	0	0	0	15	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP48.04	Doddington	Doddington CP	40235	Land north of Benwick Road	31	N	0	0	0	0	18	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP48.05	Doddington	Doddington CP	40140	Land west of Turf Fen lane and south of Newgate St	10	N	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	FDC estimate - site sub form trajectory no longer reflects dwelling capacity
LP48.06	Doddington	Doddington CP	40143	Land off Wood Street Ph3	17	N	0	0	0	0	5	5	5	2	0	0	0	0	0	0	0	0	0	0	0	0	17	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP48.07	Doddington	Doddington CP	40444	28 Wimblington Road	13	N	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	No traj supplied - FDC assumption.
LP48.08	Doddington	Doddington CP	40173	Land off Wood St Ph2	10	N	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Rate based on site sub form rolled back reflect LP timetable
LP48.09	Doddington	Doddington CP	40079	Land North And East Of 1-3 Wimblington Road	13	Y	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	FYLS21
LP49.01	Manea	Manea CP	40223	West Field	105	N	0	0	0	0	0	35	35	35	0	0	0	0	0	0	0	0	0	0	0	0	105	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP49.02	Manea	Manea CP	40185	Land to rear of No.15 Westfield Road	10	N	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Rate based on site sub form rolled back to reflect LP timetable
LP49.03	Manea	Manea CP	40038	Land North Of 28 - 30 High Street	32	Y	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	FYLS21
LP49.04	Manea	Manea CP	40048	Lavender Mill Bungalow	29	Y	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	FYLS21
LP49.05	Manea	Manea CP	40076	Land East Of 11 - 21 Park Road	13	Y	1	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	FYLS21
LP49.06	Manea	Manea CP	40522	18 Westfield Road	5	Y	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21
LP50.01	Wimblington	Wimblington CP	40278	Land east of March Road	97	N	0	0	0	0	0	30	55	12	0	0	0	0	0	0	0	0	0	0	0	0	97	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP50.02	Wimblington	Wimblington CP	40152	Land north of King St	46	N	0	0	0	0	10	20	16	0	0	0	0	0	0	0	0	0	0	0	0	0	46	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity

LP50.03	Wimblington	Wimblington CP	40060	Land East Of 38 March Road	5	Y	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21
LP50.04	Wimblington	Wimblington CP	40074	Land North Of 37 - 45 King Street	25	Y	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	FYLS21
LP50.05	Wimblington	Wimblington CP	40087	Land North Of 3A - 9 Bridge Lane	7	Y	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	FYLS21	
LP50.06	Wimblington	Wimblington CP	40529	Land North Of Stoneleigh 22A Eaton Estate Wimblington Cambridgeshire	30	Y	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	FYLS21	
LP51.01	Coates	Whittlesey CP	40265	Land north of March Road	232	N	0	0	0	0	0	50	50	50	50	32	0	0	0	0	0	0	0	0	0	232	No traj supplied - FDC assumption.	
LP51.02	Coates	Whittlesey CP	40328	Land South of 104-178 March Road	117	N	0	0	0	0	0	35	35	35	12	0	0	0	0	0	0	0	0	0	0	117	No traj supplied - FDC assumption.	
LP51.03	Coates	Whittlesey CP	40198	Minuet Phase 2	20	Y	0	0	0	0	5	10	5	0	0	0	0	0	0	0	0	0	0	0	0	20	RtGPP	
LP51.04	Coates	Whittlesey CP	40070	Land South East Of 208 Coates Road	60	Y	0	0	0	0	35	25	0	0	0	0	0	0	0	0	0	0	0	0	0	60	RtGPP	
LP53.01	Elm	Elm CP	40322/40306	Land north of March Road	215	N	0	0	0	0	0	35	35	35	35	35	35	5	0	0	0	0	0	0	0	215	Combines two sites - traj's supplied for individual sites. Instead used FDC assumption.	
LP53.02	Elm	Elm CP	40053	33 And Land North Of 17-31	50	Y	0	0	48	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	FYLS21	
LP53.03	Elm	Elm CP	40083	Land West Of Cedar Way Accessed From Grove Gardens	5	Y	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21	
LP54.01	Friday Bridge	Elm CP	40319	Land East of Flint Way	137	N	0	0	0	0	0	20	20	20	20	20	20	17	0	0	0	0	0	0	0	137	Informed by site sub form which suggests 20dpa	
LP54.02	Friday Bridge	Elm CP	40305	Land at Rookery Farm	87	N	0	0	0	0	0	20	20	20	20	7	0	0	0	0	0	0	0	0	0	87	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity	
LP54.03	Friday Bridge	Elm CP	40127	Well End	6	N	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	6	Rate based on site sub form rolled back to reflect LP timetable	
LP55.01	Gorefield	Gorefield CP	40104	Land at Gote Lane	30	N	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	No traj supplied - FDC assumption.	
LP55.02	Gorefield	Gorefield CP	40514	Land North Of 3A-15	5	Y	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21	
LP55.03	Gorefield	Gorefield CP	40521	Dennicks Yard Back Road Gorefield Cambridgeshire PE13 4PE	14	Y	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	FYLS21	

LP56.01	Leverington	Leverington CP	40133	Land east of Woodgate Road	96	N	0	0	0	0	0	20	20	20	20	16	0	0	0	0	0	0	0	0	0	96	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP56.02	Leverington	Leverington CP	40373/40498	Land east of Roman Bank, north of Parson Drove Lane	100	N	0	0	0	0	0	35	35	30	0	0	0	0	0	0	0	0	0	0	0	100	Combines two sites - traj's supplied for individual sites. Instead used FDC assumption.
LP57.01	Parson Drove	Parson Drove CP	40451	Land south of Brewery Close and Ingham Hall Gardens	30	N	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	FDC assumption - dwelling capacity no longer reflects site submission
LP57.02	Parson Drove	Parson Drove CP	40302	Land at Swanbridge Farm	8	N	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Rate based on site sub form rolled back to reflect LP timetable
LP57.03	Parson Drove	Parson Drove CP	40504	Land east of The Silverings 114	5	Y	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21
LP58.01	Wisbech St Mary	Wisbech St Mary CP	40103	Trafford Farm	90	N	0	0	0	0	0	35	35	20	0	0	0	0	0	0	0	0	0	0	0	90	No traj supplied - FDC assumption.
LP58.02	Wisbech St Mary	Wisbech St Mary CP	40171	Land at Sunset, Station Road	51	N	0	0	0	0	0	10	20	20	1	0	0	0	0	0	0	0	0	0	0	51	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP58.03	Wisbech St Mary	Wisbech St Mary CP	40424	Station Road next to Grantchester House	9	N	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FDC assumption
LP58.04	Wisbech St Mary	Wisbech St Mary CP	40045	Land North Of Orchard House	76	Y	0	47	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	FYLS21
LP58.05	Wisbech St Mary	Wisbech St Mary CP	40518	Land north of The Barn, High Road	5	Y	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	FYLS21
LP58.06	Wisbech St Mary	Wisbech St Mary CP	40531	Land West Of Sunset Rooms Station Road Wisbech St Mary Cambridgeshire	6	Y	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	FYLS21
LP59.01	Christchurch	Christchurch CP	40463	Land north west Syringa House	23	N	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP59.02	Christchurch	Christchurch CP	40369	Land adjacent to the fern	10	N	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP59.03	Christchurch	Christchurch CP	40028	Christchurch Memorial Hall	9	Y	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	FYLS21

LP59.04	Christchurch	Christchurch CP	40059	CFC Disposals Ltd	16	Y	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	RtGPP
LP60.01	Eastrea	Whittlesey CP	40033	Land South Of Jones Lane	6	Y	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	FYLS21
LP61.01	Guyhirn	Wisbech St Mary CP	40147	Land at Gull Drove	15	N	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP61.02	Guyhirn	Wisbech St Mary CP	40303	Land at Selwyn Lodge Farm	15	N	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Rate based on site sub form rolled back to reflect LP timetable
LP61.03	Guyhirn	Wisbech St Mary CP	40207	Land to the rear of Neneside	5	N	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Rate based on site sub form rolled back to reflect LP timetable
LP62.01	Murrow	Wisbech St Mary CP	40150	Front Road	7	N	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Rate based on site sub form rolled back to reflect LP timetable
LP63.01	Tydd St Giles	Tydd St Giles CP	40364	Hockland Road plot	7	N	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	No traj supplied - FDC assumption.
LP64.01	Coldham	Elm CP	40135	Land north of March Road	11	N	0	0	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Rate based on site sub form adjusted to reflect LP timetable and revised dwelling capacity
LP65.01	Collet's Bridge	Elm CP	40137	Collett's Bridge Lane	10	N	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Rate based on site sub form rolled back to reflect LP timetable
LP66.01	Newton	Newton-in-the-Isle CP	40368	Land adjoining Parrock View	6	N	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	No traj supplied - FDC assumption.
LP68.01	Ring's End	Elm CP	40241	6 March Road	8	N	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
LP69.01	Tholomas Drove	Wisbech St Mary CP	40307	Land at Willock Farm	10	N	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	