



**Fenland District Council**

**Five Year Housing Land Supply**

**1 April 2019 to 31 March 2024**

**June 2019**

# Five Year Housing Land Supply

## 1. Introduction

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 February 2019, and the associated National Planning Practice Guidance, also updated in February 2019.

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<sup>1</sup>.*

The current strategic plan for Fenland is the [Fenland Local Plan](#), which was adopted five years ago on 8<sup>th</sup> May 2014. Therefore the Council's plan is over five years old and the local housing need figure must be used to calculate the five year land supply.

## 2. Local Housing Need

The NPPG - [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?](#). Updates were published in February 2019.

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](#)<sup>2</sup> (see Table 406). The guidance makes it clear it should be a 10 year period with the current year being the first year.

For Fenland District Council, the household increase between 2019 (year 1) and 2029 is 4,303 households which equates to a 10 year average of **430** households.

- **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](#)<sup>3</sup> data (see Table 5c of such data).

The latest ratio of median house price to the median gross annual workplace - based earnings is for the year 2018 (published 28 March 2019), and is established as being **8.45** for Fenland.

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<sup>1</sup> NPPF (February 2019) paragraph 73

<sup>2</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/536731/Household\\_Projections\\_Published\\_Tables.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/536731/Household_Projections_Published_Tables.xlsx)

<sup>3</sup>

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

The NPPG - Housing Need Assessment<sup>4</sup> sets out the following method to calculate the local housing need figure:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

$$\text{Minimum annual local housing need figure} = (1 + \text{adjustment factor}) \times \text{projected household growth}$$

Table 1 sets out how the Fenland LHN calculation.

**Table 1: LHN calculation**

2014 Household projections between 2019 and 2029	4,303
10-year average	430
Local affordability ratio = <a href="#">House Price to Workplace based earnings ratios</a> 2018	8.45
$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$	0.278

$$\text{Adjustment Factor} = \frac{(8.45 - 4)}{4} \times 0.25 = 0.278$$

$$\text{Annual Local Housing Need Figure} = (1 + 0.278) \times 430 = \mathbf{550}$$

The LHN figure for Fenland (at March 2019) based on 2014 Household projections and 2018 economic figures is 550 dwellings.

<sup>4</sup> [NPPG 004 Reference ID 2a004-20180913](#)

### 3. Five Year Requirement

The Local Housing Need figure is **550** dwellings per year, this figure is used as the basis for this five year land supply report. The basic five year requirement equals 2,750 (550 x 5).

The NPPG - [Housing and economic land availability assessment](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment)<sup>5</sup> sets out method for calculating five year land supply.

As the guidance for calculating the Local Housing Need figure makes it clear that the current year is the first year this means there is no backlog to be taken into consideration. Any backlog is addressed, in effect, by the affordability adjustment. NPPG confirms this point at 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 73 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<sup>38</sup>, 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<sup>39</sup>*

Footnote 39 of Paragraph 73 the NPPF states that:

*'From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement'.*

The government published the results of the [Housing Delivery Test](#) in February 2019. This showed that Fenland District Council had met 97% of the requirement. Therefore a five percent buffer must be applied to the five year supply.

### 4. The Five Year Land Supply Calculation

This Five Year Land Supply Report covers the period 1 April 2019 to 31 March 2024. The basic five year requirement is for 2,750 dwellings. The following table sets out the total requirement including the required five percent buffer.

**Table 2: Five year requirement including five percent buffer**

a	Local Housing Need (March 2019)	550	See
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<sup>5</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

			evidence in Section 2
b	Basic Five Year Requirement	2,750	a x 5
c	Five percent buffer	138	b x 5%
d	Five Year requirement including a five percent buffer	2,888	b + c
e	Average requirement 2019 to 2024	578	d ÷ 5

To meet the requirement to demonstrate a five year supply of deliverable housing land, **the requirement between 2019 and 2024 is a total of 2,888 dwellings** (an average of 578 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 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 passing on within about 15 months<sup>6</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 dwellings to be released. In this way care homes and similar institutions contribute to the housing supply over the life time of their use.

<sup>6</sup> See for instance <http://eprints.lse.ac.uk/33895/>

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.

## **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'.*

Every year Cambridgeshire County Council coordinates the monitoring of housing commitments for the districts. The monitoring data includes planning permissions granted between 1<sup>st</sup> April 2018 and 31st January 2019 as well as resolutions to grant planning permission subject to a S106 agreement for the period 1st April 2018 to 28th February 2019. This five year land supply report uses the housing monitoring data for commitments and completions provided by the County at the end of August 2018.

Appendix A provides details of housing numbers on all available and deliverable sites between 1 April 2019 and 31 March 2024. It provides details of sites that meet Part a) of the NPPF definition for non-major outline and detailed planning permissions, For sites that meet Part b) of the definition evidence of delivery for major outline planning permissions, resolutions to grant subject to S106 as well as the Strategic Allocations and Broad Locations for Growth in the adopted Local Plan is included in the final column.

The supply may 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 provides the evidence of historical windfall rates to demonstrate a reasonable windfall allowance of 152 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.

Appendix C provides an update of the current position of the provision of sites for Gypsies and Travellers.

## 5. Calculating the Supply

Table 3 provides a summary of the Council's five year land supply of deliverable sites. The Five Year period runs between 1 April 2019 and 31 March 2024. Appendix A provides details of all sites and potential housing numbers that could be delivered each year; this is summarised below:

**Table 3: Summary of deliverable sites**

Site Category	Five Year Supply					Total Five Year
	Year 1	Year 2	Year 3	Year 4	Year 5	
Dwellings with detailed planning, & outline permission on non-major sites	331	456	439	396	194	<b>1,816</b>
Dwellings with outline planning permission on major sites	30	118	144	149	140	<b>581</b>
Dwellings approved subject to S106 legal agreement	0	39	155	212	203	<b>609</b>
Strategic Allocations & Broad Locations for Growth in adopted Local Plan	0	30	140	270	330	<b>770</b>
Windfall allowance (LP4 Part B sites)	0	0	76	152	152	<b>380</b>
<b>Total</b>	<b>361</b>	<b>643</b>	<b>954</b>	<b>1,179</b>	<b>1,019</b>	<b>4,156</b>

The Council has identified land that is estimated, based on evidence set out in Appendix A to be capable of delivering 4,156 dwellings. The five year requirement during this period is 2,888. The Council can therefore demonstrate 1,268 additional dwellings, above minimum requirements, for the five year period. Table 5 shows that **the Council can, therefore, demonstrate 7.18 years of supply over the five year period.**

**Table 4: Five Year Supply**

f	Estimate of Supply, over the Five Year period 2019 to 2024	<b>4,156</b>	See Table 4 and Appendices A & B
g	Total Five Year Land Supply in Years	<b>7.18</b>	f ÷ e

The Council can comfortably demonstrate a five year supply, and exceeds it by just over two year's supply.



# Appendix A – Summary of all Sites

The following tables set out the supply of sites to meet the five year land supply requirement.

**The following abbreviations are used in the tables:**

- F = Full planning permission
- O = Outline planning permission
- RM = Reserved Matters
- PN = Approved through Prior Notification procedure
- UC = Under Construction
- NS = Site with planning permission but development has not started

## **Part a): Sites with detailed planning permission and non-major schemes (fewer than 10 dwellings) with outline planning permission only**

Annex 2 of the NPPF includes a definition of a deliverable site. Part a) of the definition states that:

*‘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)’.*

The following tables sets out sites which meet Part a) of the NPPF definition.

Table 5: Sites with 4 Dwellings or Less (by settlement)

Settlement	Total to be built	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Year	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
Benwick	3	0	0	3	0	0	2	1	0	0	3
Chatteris	47	2	5	45	5	9	14	7	8	2	40
Christchurch	15	0	0	15	0	2	3	4	5	1	15
Church End	2	0	0	2	0	0	0	0	1	1	2
Coates	19	0	1	19	1	2	2	1	10	3	18
Coldham	0	0	0	0	0	0	0	0	0	0	0
Doddington	5	0	0	5	0	1	0	0	3	1	5
Eastrea	3	0	0	3	0	0	0	1	1	1	3
Elm	17	1	0	16	0	3	6	3	3	1	16
Foul Anchor	0	0	0	0	0	0	0	0	0	0	0
Friday Bridge	7	0	0	7	0	1	2	3	1	0	7
Gorefield	3	0	0	3	0	0	0	1	2	0	3
Guyhirn	17	0	1	17	1	1	4	4	3	4	16
Leverington	8	0	0	8	0	0	1	1	4	2	8
Manea	39	2	1	37	1	9	7	6	10	4	36
March	91	4	10	87	10	12	14	13	25	13	77
Murrow	6	0	0	6	0	1	0	1	3	1	6
Newton	11	1	1	10	1	2	0	1	3	3	9
Parson Drove	10	2	0	8	0	1	0	1	3	1	6
Pondersbridge	1	0	0	1	0	0	0	0	1	0	1
Rings End	0	0	0	0	0	0	0	0	0	0	0
Tholomas Drove	7	1	0	6	0	2	1	1	2	0	6
Turves	5	0	0	5	0	0	0	2	2	1	5
Tydd St Giles	2	0	0	2	0	0	1	0	1	0	2

<b>Whittlesey</b>	45	2	3	43	3	4	10	12	11	3	40
<b>Wimblington</b>	8	1	1	7	1	1	1	2	2	0	6
<b>Wisbech</b>	88	0	6	88	6	15	27	11	21	8	82
<b>Wisbech St Mary</b>	3	0	0	3	0	0	0	1	1	1	3
<b>Outside Settlement</b>	213	14	35	199	35	47	35	45	22	15	164
<b>Total</b>	<b>675</b>	<b>30</b>	<b>64</b>	<b>645</b>	<b>64</b>	<b>113</b>	<b>130</b>	<b>122</b>	<b>148</b>	<b>66</b>	<b>579</b>

**Table 6: Sites with 5 Dwellings or More (by settlement)**

Sites with 5 Dwellings or More Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
F/YR17/1240/F	Chatteris	54, Bridge Street, CHATTERIS, PE16 6RN	F	6	NS	0	0	6	0	3	3	0	0	0	6
F/YR15/0806/F	Chatteris	24, Bridge Street, CHATTERIS, PE16 6RF	F	8	UC	0	8	8	2	6	0	0	0	0	6
F/YR16/0555/F	Chatteris	26, Bridge Street, CHATTERIS, PE16 6RF	F	6	NS	0	0	6	0	0	6	0	0	0	6
F/YR17/1172/F	Chatteris	East of Llanca, Huntingdon Road, Chatteris	F	18	UC	0	18	18	0	15	3	0	0	0	18
F/YR12/0630/F	Christchurch	CHRISTCHURCH MEMORIAL HALL, CHURCH ROAD, CHRISTCHURCH, PE14 9PQ	F	9	NS	0	0	9	0	1	3	3	2	0	9
F/YR17/0283/RM	Coates	Land North West of 162, Coates Road, Coates PE7 2BE	RM	12	UC	0	2	12	2	2	3	3	2	0	10
F/YR16/0576/RM	Doddington	Land East of Askham House,13, Benwick Road, Doddington, PE15 0TX	RM	10	UC	2	0	8	0	2	2	2	2	0	8
F/YR17/0406/F	Doddington	Land West Of 17-	F	28	NS	0	0	28	0	0	3	9	9	7	28

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
	on	37 Wood Street, Doddington													
F/YR13/0804/O	Eastrea	Land South Of, Jones Lane, Eastrea, Whittlesey, PE7 2AU	O	6	NS	0	0	6	0	0	1	2	2	1	6
F/YR17/0697/O	Eastrea	Land North Of Eastrea Hill Farm, 182 Wype Road, Eastrea	O	6	NS	0	0	6	0	0	1	2	2	1	6
F/YR15/0907/F	Elm	20, Grove Gardens, Elm, PE14 0JQ	F	11	NS	0	0	11	0	0	2	4	4	3	13
F/YR16/0335/F	Elm	Land West Of Cedar Way Accessed From Grove Gardens, Elm PE14 0JQ	F	9	NS	0	0	9	0	2	3	3	1	0	9
F/YR18/0320/F	Elm	Land West Of Cedar Way, Grove Gardens, Elm	F	27	NS	0	0	27	0	0	5	8	8	6	27
F/YR15/0865/O	Leverington	Land North Of 118-124, Leverington Common, Leverington	O	6	NS	0	0	6	0	0	1	2	2	1	6
F/YR16/0372/F	Manea	Land West of Teachers Close, Manea, PE15 0HL	F	57	UC	17	15	40	10	10	10	10	0	0	30

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
F/YR13/0833/F	Manea	Land South of 49-49A, High Street, Manea, PE15 0JD	F	26	UC	12	0	14	0	4	4	4	2	0	14
F/YR14/0244/O	Manea	35, Westfield Road, Manea, PE15 0LS	O	5	NS	0	0	5	0	0	1	2	2	0	5
F/YR10/0243/EXTIME	March	PILGRIMS OF MARCH, DARTFORD ROAD, PE15 8BD	F	17	UC	1	16	16	5	8	3	0	0	0	11
F/YR15/0290/F	March	Land South East Of Orchard Lodge, Jobs Lane, March, PE15 9QE	F	20	UC	0	20	20	5	8	7	0	0	0	15
F/YR14/0886/RM	March	Land South West Of Queen Street Close, March PE15 8NB	RM	10	NS	0	0	10	0	2	3	3	2	0	10
F/YR12/0440/F	March	Former Pilgrims of March, Dartford Road, MARCH, PE15 8BB (Part supersedes F/00243/10 - numbers therefore not counted)	F	9	UC	1	0	8	0	0	0	0	0	0	0
F/YR13/0724/F	March	Site Of Former Kingswood Park	F	22	NS	0	0	22	0	0	10	12	0	0	22

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
		Residential Home Kingswood Road March PE15 9RT													
F/YR14/0305/RM	March	Land East of Davern Workwear Ltd, Elliott Road, MARCH, PE15 8QU	RM	14	NS	0	0	14	0	3	7	4	0	0	14
F/YR14/0631/F	March	Land East of Davern Workwear Ltd, Elliott Road, MARCH, PE15 8QU	F	18	NS	0	0	18	0	0	3	5	5	5	18
F/YR18/0021/F	March	33 Gaul Road, March (Superseded by F/YR18/0947/F)	F	5	NS	0	0	5	0	0	0	0	0	0	0
F/YR17/0345/PNC01	March	The Resource Centre, March Business Centre, Dartford Road, March	PN	14	NS	0	0	14	0	0	0	0	14	0	14
F/YR15/0176/O	March	Land Rear of 36 High Street, March,	O	7	NS	0	0	7	0	0	1	3	3	0	7
F/YR17/0616/F	March	Site Of Former Gas Distribution Centre, Gas Road,	F	19	NS	0	0	19	0	2	6	6	5	0	19

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
		March													
F/YR18/0321/F	March	Land South Of 31-33 Lake Close, March,	F	8	NS	0	0	8	0	2	2	2	2	0	8
F/YR18/0759/O	March	Land North West Of 12 Knights End Road, March,	O	9	NS	0	0	9	0	0	2	4	3	0	9
F/YR18/0891/F	March	North Of 9 Gas Road, March	F	5	NS	0	0	5	0	1	2	2	0	0	5
F/YR18/0947/F	March	33 Gaul Road, March, PE15 9RQ	F	7	NS	0	0	7	0	1	3	2	1	0	7
F/YR18/0968/P NC01	March	Old School House, Dartford Road, March, PE15 8AE	PN	10	NS	0	0	10	0	10	0	0	0	0	10
F/YR05/0621/F	OUTD	Land at, Croft Country Club, Green End, Threeholes, Wisbech, PE14	F	10	UC	7	0	3	0	1	1	1	0	0	3
F/YR08/0898/F	OUTD	Site at Willowcroft Fish Farm, SEADYKE BANK, MURROW	F	10	UC	0	3	10	0	3	2	2	2	1	10
F/YR10/0491/O	OUTD	LAND NORTH AND EAST OF GREENBUSHES, COXS LANE, WISBECH, CB1	O	5	UC	4	0	1	0	0	1	0	0	0	1
F/YR01/0985/F	OUTD	Land at, The Ship	F	7	UC	0	7	7	0	0	1	2	2	2	7



Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
		Inn, Purls Bridge Road, Manea, March, PE15													
F/YR12/0555/F	OUTD	Land North of 55A Station Road, Manea, March, PE15 0HE	F	14	UC	11	1	3	1	1	1	0	0	0	2
F/YR09/0648/F	OUTD	Land West of Old Council Depot, GAUL ROAD, MARCH	F	135	UC	44	5	86	5	10	20	20	20	11	81
F/YR12/0609/F	OUTD	Fields End Water Caravan Park, BENWICK ROAD, DODDINGTON	F	8	UC	6	0	2	0	0	1	1	0	0	2
F/YR13/0729/F	OUTD	Tydd St. Giles Golf & Leisure Centre, Kirkgate, Tydd St. Giles, PE13 5NZ	F	37	UC	30	7	7	1	3	3	0	0	0	6
F/YR12/0731/F	OUTD	Phase 2 Land North Of Potential House Tydd St Giles Golf And Leisure Centre, KIRKGATE, TYDD ST GILES	F	50	UC	49	1	1	0	1	0	0	0	0	1
F/YR13/0268/F	OUTD	Greenacre, Gull Road, Guyhirn, PE13 4ER	F	9	UC	5	0	4	0	2	1	1	0	0	4

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
F/YR17/0591/RM	OUTD	Land West and South Of 74, West Street, CHATTERIS, PE16 6HR	RM	58	NS	0	0	58	0	0	5	20	20	13	58
F/YR15/0845/F	OUTD	North Of, 15 - 27, Mill Road, Murrow, PE13 4HD	F	5	UC	1	2	4	2	1	1	0	0	0	2
F/YR16/0436/O	OUTD	321, Wisbech Road, MARCH, PE15 0BA	O	9	NS	0	0	9	0	0	1	3	3	2	9
F/YR16/0576/RM	OUTD	Land East Of Askham House, 13, Benwick Road, Doddington, PE15 0TX	RM	10	UC	2	0	8	0	2	2	2	2	0	8
F/YR16/0717/F	OUTD	Stags Holt Farm, Stags Holt, Coldham	F	6	NS	0	0	6	0	0	1	2	2	1	6
F/YR17/0142/F	OUTD	Land North East Of Lakeside Manor, Seadyke Bank, Murrow	F	9	NS	0	0	9	0	2	2	2	2	1	9
F/YR17/0223/F	OUTD	The Orchards Fruit Farm, Gull Road, GUYHIRN, PE13 4ER	F	30	NS	0	0	30	0	6	6	6	6	6	30
F/YR17/0682/F	OUTD	Land North Of 37	F	37	NS	0	0	37	0	5	8	8	8	8	37

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
		- 45, King Street, Wimblington, PE15 0QF													
F/YR18/0063/F	OUTD	Parklands, Sutton Road, Four Gotes, Wisbech, PE13 5PH	F	6	UC	3	0	3	0	1	1	1	0	0	3
F/YR18/0385/O	OUTD	Land North Of 3A - 9 Bridge Lane, Wimblington,	O	7	NS	0	0	7	0	0	1	3	3	0	7
F/YR06/0169/F	Parson Drove	Land at and including, Glebe Cottage, Main Road, Parson Drove PE13	F	6	UC	5	0	1	0	1	0	0	0	0	1
F/YR15/0877/F	Whittlesey	Phase 2 (Bassenhally) 289, Eastrea Road, Whittlesey, PE7 2AP	F	93	UC	0	13	93	13	20	20	20	20	0	80
F/YR16/0316/F	Whittlesey	Phase 2a Land At Bassenhally Farm , Eastrea Road, Whittlesey, PE7 2AP	F	47	NS	0	0	47	0	10	20	17	0	0	47
F/YR16/0316/F	Whittlesey	Land North Of Sorrel Avenue, Whittlesey (Bassenhally)	F	60	UC	0	0	60	0	0	60	0	0	0	60
F/YR18/0331/F	Whittlesey	Phase 3 Land At	F	110	NS	0	0	110	0	0	0	10	20	20	50

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
	y	Bassenhally Farm, Eastrea Road, Whittlesey													
F/YR15/0636/RM	Whittlesey	Land North Of, Snowley Park, Glenfields, Whittlesey, PE7 1JH	RM	148	UC	112	36	36	20	16	0	0	0	0	16
F/YR15/0530/F	Whittlesey	100, Mill Road, Whittlesey, PE7 1SW	F	12	UC	10	2	2	2	0	0	0	0	0	0
F/YR17/0252/F	Whittlesey	Bricklayers Arms, 9 Station Road, Whittlesey	F	33	NS	0	0	33	0	0	0	33	0	0	33
F/YR18/0128/RM	Whittlesey	Former Westhaven Nursery, Peterborough Rd Whittlesey, PE7 1PD	RM	68	NS	0	0	68	0	0	7	22	22	17	68
F/YR18/0353/RM	Whittlesey	Land West Of 27 - 31 Cemetery Road, Whittlesey	RM	20	NS	0	0	20	0	0	4	6	6	4	20
F/YR14/0232/O	Wimblington	Land East Of 38 March Road Wimblington	O	80	NS	0	0	80	0	10	20	20	20	10	80
F/YR09/0778/F	Wisbech	The Bell 35, KIRKGATE STREET, WISBECH	F	14	NS	0	0	14	0	2	3	3	3	3	14

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
F/YR11/0636/EXTIME	Wisbech	AWARE HOUSE LEARNING DEVELOPMENT AIDS LIMITED, DUKE STREET, WISBECH, PE13 2AE	F	10	UC	0	1	10	1	1	3	3	2	0	9
F/YR07/0228/F	Wisbech	Land at, 35 North End, Wisbech, PE13	F	11	NS	0	0	11	0	2	3	3	3	0	11
F/YR07/0322/F	Wisbech	Fenland Park Lerowe Road Wisbech PE13 3QL	F	83	UC	61	7	22	7	8	7	0	0	0	15
F/YR12/0591/EXTIME	Wisbech	55 THE CHASE, LEVERINGTON, PE13 1RX	O	14	UC	3	0	10	0	0	2	3	3	2	10
F/YR14/0951/F	Wisbech	Land North And South Of Cotterell Way Wisbech	F	70	UC	64	5	6	5	1	0	0	0	0	1
F/YR16/0968/F	Wisbech	Chestnuts Residential Home, 169, Norwich Road, WISBECH, PE13 3TA	F	5	NS	0	0	5	0	0	5	0	0	0	5
F/YR16/0968/F	Wisbech	First Floor And Second Floor, 2 Market Street, Wisbech	F	5	NS	0	0	5	0	0	5	0	0	0	5

Sites with 5 Dwellings or More  Reference	Location	Address	Type	Total to be built	Status	Total built at 31 March 2018	Total under Construction	Outstanding	2018/19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
F/YR17/0475/F	Wisbech	81 Clarkson Avenue, Wisbech, PE13 2EA	F	22	NS	0	22	22	0	22	0	0	0	0	22
F/YR16/0260/O	Wisbech	2, Victoria Road, WISBECH, PE13 2QL	O	7	NS	0	0	7	0	0	1	2	3	1	7
F/YR18/0526/F	Wisbech	Land West Of 114 - 116 Elm Road, Wisbech,	F	10	NS	0	0	10	0	0	2	3	3	2	10
F/YR05/1405/RM	Wisbech St. Mary	Sayers Field, Church Road, Wisbech St. Mary, PE13	RM	43	UC	32	0	11	0	5	5	1	0	0	11
<b>Total</b>				<b>1877</b>		<b>482</b>	<b>191</b>	<b>1362</b>	<b>81</b>	<b>218</b>	<b>326</b>	<b>317</b>	<b>248</b>	<b>128</b>	<b>1,237</b>

**Table 7: Sum of all Part a) Sites**

	Total to be built	Total built at 31 March 2018	Total under Construction	Outstanding	2018/ 19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years
<b>Sites with 4 Dwellings or Less</b>	675	30	64	645	64	113	130	122	148	66	579
<b>Sites with 5 Dwellings or More</b>	1,877	482	191	1,362	81	218	326	317	248	128	1,237
<b>Total</b>	<b>2,552</b>	<b>512</b>	<b>255</b>	<b>2,007</b>	<b>145</b>	<b>331</b>	<b>456</b>	<b>439</b>	<b>396</b>	<b>194</b>	<b>1,816</b>

**Part b): Sites for major development (10 or more dwellings) with outline planning permission only, S106 resolutions, and allocated Local Plan sites (Strategic Allocations and Broad Locations for Growth)**

Part b) of the NPPF definition states that the:

*‘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’.*

The following tables identify sites that meet Part b) of the definition and include additional information in the final column to provide the clear evidence that housing completions will begin on site within the five year period.

**Table 8: Major sites with outline planning permission only**

Major sites with outline planning permission  Reference	Location	Address	Type	Total to be built	Status	Built at 31-03-18	Outstanding	2018/ 19 Current	2019/ 20 Yr1	2020/ 21 Yr2	2021/ 22 Yr3	2022/ 23 Yr4	2023/ 24 Yr5	Total in 5 years	Comments
F/YR16/0545/O	Elm	33 And Land North Of 17-31 Gosmoor Lane, Elm	O	50	NS	0	50	0	0	10	15	15	10	50	Approved 31-07-17. Agent confirmed will progress - access to school site to be clarified shortly to enable delivery to proceed.
F/YR16/0107/O	Manea	Lavender Mill Bungalow, Fallow Corner Drove, MANEA	O	29	NS	0	29	0	0	5	10	10	4	29	Site cleared. Conditions approved - F/YR19/3029/COND. Prospective purchaser.
F/YR14/0838/O	Manea	Land North of 28-30 High Street, Manea	O	32	NS	0	32	0	0	5	11	11	5	32	Appeal allowed 13-12-17 Agent advises expect to commence within 15 months
F/YR16/0364/O	March	Former Highways Depot,	O	34	NS	0	34	0	0	0	0	0	0	0	No clear evidence for delivery.



Major sites with outline planning permission  Reference	Location	Address	Type	Total to be built	Status	Built at 31-03-18	Outstanding	2018/19 Current	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years	Comments
		Queens Street, March													
F/YR14/1020/O	March	Land East Of Berryfield, Berryfield, MARCH	O	30	NS	0	30	0	0	5	10	10	5	30	F/YR18/0984/RM application scheduled for May/June 2019 Planning Cttee.
F/YR16/0795/O	OUTD	Land West Of 15, Fairbairn Way, CHATTERIS	O	26	NS	0	26	0	0	3	8	8	7	26	New application for 50 dwellings (F/YR19/0152/O) includes part of approved site.
F/YR10/0904/O	Whittlesey	Bassenhally Farm, Eastrea Road, Whittlesey	O	460	UC	120	90	0	0	0	0	5	20	25	Part of wider scheme. Agent advises outstanding 90 dwellings in pipeline to complete development.
F/YR15/0134/O	Whittlesey	Land North Of Whittlesey East Of, East Delph, Whittlesey	O	220	NS	0	220	0	20	50	50	50	50	220	RM approved for access and other RMs submitted (F/YR19/0158/RM) Developer interest.
F/YR16/1017/O	Whittlesey	Site Of Former Eastfield Nursery, Eastrea Road, Whittlesey	O	169	NS	0	169	0	10	40	40	40	39	169	Full application to be submitted. Developer interest.
<b>Total</b>				<b>1,050</b>		<b>120</b>	<b>680</b>	<b>0</b>	<b>30</b>	<b>118</b>	<b>144</b>	<b>149</b>	<b>140</b>	<b>581</b>	

**Table 9: Sites subject to S106 at 31-03-19**

Subject to S106 Reference	Location	Address	Type	Total to be built	2018/ 19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years	Comments
F/YR10/0804/O	Chatteris	Hallam Land, Chatteris	O	1,000	0	0	0	30	60	60	150	Approved by Planning Cttee on 25-04-18 Signing of S106 imminent, developer looking at Phase 1 for 200 units
F/YR14/0997/O	Wisbech	Pike Textile Display Limited 16 North End Wisbech	O	21	0	0	0	5	8	8	21	Revised viability assessment under consideration
F/YR12/0569/O	Wisbech	Land East Of 46 Old Lynn Road Wisbech	O	149	0	0	0	0	0	0	0	S106 progress stalled
F/YR16/1170/O	Wisbech	CFC Disposals Ltd, Upwell Road, Christchurch Wisbech PE14 9LF	O	16	0	0	0	3	7	6	16	Approved by Planning Cttee 09-10-18 - S106 nearing completion
F/YR17/0507/O	Coates	Land South East Of 208 Coates Road Coates	O	60	0	0	0	10	25	25	60	Approved by Planning Cttee 15-08-18 S106 nearing completion
F/YR17/1217/F	Wisbech St May	Land North Of Orchard House High	F	76	0	0	6	25	25	20	76	Approved by Planning Cttee 15-08-18 S106 due for completion

Subject to S106 Reference	Location	Address	Type	Total to be built	2018/ 19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years	Comments
		Road Wisbech St Mary										April 19
F/YR16/0792/F	Wisbech	The College Of West Anglia Elm High Road Wisbech	F	137	0	0	10	40	40	40	130	Approved by Planning Cttee 15-08-18 S106 progressing
F/YR18/0024/O	Doddington	Land North And East Of 1- 3 Wimblington Road Doddington,	O	13	0	0	0	2	7	4	13	Delegated approval 11-12-18 S106 in progress. Site for sale for Phase 1 (9); Phase 2 (4)
F/YR18/0165/F	March	Land North And West Of Elliott Lodge Elliott Road March	F	13	0	0	13	0	0	0	13	Approved by Planning Cttee 10-10-18 S106 progressing
F/YR17/0304/F	Wisbech	Land East Of 88 Sutton Road Leverington, Wisbech	F	221	0	0	10	40	40	40	130	Approved by Planning Cttee 30-01-19 S106 progressing
<b>Total</b>				<b>1,706</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>155</b>	<b>212</b>	<b>203</b>	<b>609</b>	

**Table 10: Local Plan Allocations (Strategic Allocations and Broad Locations for Growth)**

Location	2018/ 19 Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in 5 years	Comments
East Wisbech	0	0	0	30	60	60	150	BCP approved 23-05-18. Formal request for pre-app: Hybrid (full/outline) proposed. Formal EIA request for scoping purposes. Developer on board
West Wisbech	0	0	0	0	0	0	0	Secondary school likely to be provided within two years but no clear evidence for housing
South Wisbech	0	0	0	30	60	60	150	BCP approved 29-04-15. Pre-app response provided. Landowner /developer discussions. Full app due shortly
Nene Water-Front and Port Area	0	0	0	20	30	30	70	Part built out. FDC investment strategy to consider how rest of site might be brought forward incrementally
South-East March	0	0	0	0	30	60	90	Developer on board. Completed archaeology study, now looking at drainage and access. Consultants to do draft masterplan
West March	0	0	0	0	30	60	90	Discussion between landowners & developer(s)
North March [trading estate]	0	0	0	0	0	0	0	Not applicable for dwellings
South-West March	0	0	0	0	0	0	0	No clear evidence
East Whittlesey	0	0	0	0	0	0	0	Being brought forward through planning permissions north & south of the A605 – see Table 6
South Chatteris	0	0	0	0	0	0	0	Site being brought forward through F/YR10/0804/O - see Table 9
East Chatteris	0	0	30	60	60	60	210	BCP approved 21-06-17. Hybrid app due by end of May 19; Indicative scheme for 93 units submitted – Phase 1 Full, rest Outline
North Chatteris	0	0	0	0	0	0	0	No clear evidence
<b>Total</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>140</b>	<b>270</b>	<b>330</b>	<b>770</b>	

**Table 11 – Sum of all Part b) Sites**

	Total to be Built	Current Estimated	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in five years
Major sites with outline planning permission only	1,050	0	30	118	144	149	140	581
Sites subject to S106	1,706	0	0	39	155	212	203	609
Local Plan Allocations (Strategic Allocations and Broad Locations for Growth)		0	0	30	140	270	330	770
<b>Total</b>		<b>0</b>	<b>30</b>	<b>187</b>	<b>439</b>	<b>631</b>	<b>673</b>	<b>1,960</b>

**Table 12 – Sum of all Part a) and Part b) Sites**

Site Category	2019/20 Yr1	2020/21 Yr2	2021/22 Yr3	2022/23 Yr4	2023/24 Yr5	Total in five years
Dwellings with detailed planning, & outline permission on non-major sites	331	456	439	396	194	1,816
Dwellings with outline planning permission on major sites	30	118	144	149	140	581
Dwellings approved subject to S106 legal agreement	0	39	155	212	203	609
Strategic Allocations & Broad Locations for Growth in adopted Local Plan	0	30	140	270	330	770
<b>Total</b>	<b>361</b>	<b>643</b>	<b>878</b>	<b>1,027</b>	<b>867</b>	<b>3,776</b>

## Appendix B – Windfall Justification

The housing supply can also include an assumption for future windfall development. 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’*

The definition of windfalls in the Glossary (Annex 2) to the NPPF states they are “Sites not specifically identified in the development plan.” 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.

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 2014 Local Plan the Council provided a very conservative estimate 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 31<sup>st</sup> March 2018 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 for the period 2011 to 2018 are shown in the following table:

<b>Housing Completions (Net) on Allocated and Windfall Sites in Fenland</b>								
	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>Total</b>
Total allocated sites	31	38	94	91	66	79	109	508
Total windfall	179	282	249	464	224	341	345	2,084
Garden windfall	21	41	54	47	47	56	38	304
Non-garden windfall	158	241	195	417	177	285	307	1,780
<b>Total</b>	<b>210</b>	<b>320</b>	<b>331</b>	<b>555</b>	<b>290</b>	<b>420</b>	<b>456</b>	<b>2,582</b>
Percentage non-garden windfall	75%	75%	59%	75%	61%	68%	67%	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.

During the first seven years of the plan period (April 2011 to March 2018) a total of 1,780 dwellings on non-garden windfall land were built. This provides an average 254 dwellings per annum. 60% of 254 amounts to 152 dwellings pa. This means that it is estimated that additional land for 152 dwellings per annum will come forward by this process in the next five years to add to the housing supply. It is acknowledged these dwellings are unlikely to be built in the first couple of years of the five year housing land supply period but thereafter will contribute to the supply calculation. 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.

# Appendix C - 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 June 2019**

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 2019) 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 12 new pitches have been approved to date. Of these 6 were approved in the period April 2013 to March 2016 and 6 have been approved in the period April 2016 to March 2021.



**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 implemented permissions</b>
	<b>Planning permissions granted before April 2013</b>			
	<b>Private pitches</b>	-	-	-
	<b>Local authority pitches</b>	-	-	-
	<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 (15.07.14)	3	-	-
Land North East Of Golden View, North Brink, Wisbech	F/YR15/0284/F (8.04.15)	2	-	-
Ponderosa Farm, Garden Lane, Wisbech St Mary	F/YR14/0846/F (10.02.16)	1	-	-

<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>
The Spinney, Horsemoor Road, Wimblington,	F/YR14/0854/F (13.05.16)	-	4	-
Land North East Of 1 - 3 Murrow Lane Murrow	F/YR16/0209/F (3.02.17)	-	2	-
<b>Total</b>		6	6	-

**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	6
<b>Total</b>	13	12