



**Fenland District Council**

**Five Year Housing Land Supply**

**1 April 2025 to 31 March 2030**

**June 2025**

## Contents

Five Year Housing Land Supply .....	3
Appendix A – Summary of all Sites .....	11
Appendix B – Windfall Justification .....	47
Appendix C – Dwelling Supply Older People’s Accommodation .....	50
Appendix D - Supply of Gypsy and Traveller Pitches .....	52

# Five Year Housing Land Supply

## **1. Introduction**

This report calculates Fenland's Five-Year Housing Land Supply position on 28<sup>th</sup> February 2025. It sets out the process for calculating the five-year land supply based on the requirements of the revised National Planning Policy Framework (NPPF) published on 19<sup>th</sup> December 2024, and the associated National Planning Practice Guidance (NPPG).

The NPPF (Para 78) 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 set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. 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) 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.'*

The current strategic plan for Fenland is the [Fenland Local Plan](#)<sup>1</sup>, which was adopted on 8<sup>th</sup> May 2014. The Council's strategic policies are therefore more than five years old and the 'local housing need' figure must be applied when calculating the five-year housing land supply. Footnote 39 confirms that:

*<sup>39</sup> Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.'*

Therefore, the five-year housing land supply for Fenland will be calculated using the standard method as per the NPPG.

Paragraph 78 then refers to inclusion of a buffer, providing three options. Criterion c) only applies from 1 July 2026 and is therefore discounted. Criterion b) applies where there has been a significant under delivery of housing, measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. In the latest Housing Delivery

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<sup>1</sup> [https://www.fenland.gov.uk/media/10010/Fenland-Local-Plan/pdf/Fenland\\_Local\\_Plan1.pdf](https://www.fenland.gov.uk/media/10010/Fenland-Local-Plan/pdf/Fenland_Local_Plan1.pdf)

Test (2023 measurement), Fenland achieved 97% of the housing requirement, therefore criterion b) is discounted. Criterion a) is applicable to Fenland and a 5% buffer will be included in the five-year housing land supply calculation.

## 2. Calculating Local Housing Need

The NPPG's [Housing Need Assessment](#)<sup>2</sup> sets out the government's standard methodology for assessing Local Housing Need (LHN). The latest updates were published in February 2025.

The standard method is based on two steps:

- **Step 1 - Setting the baseline**

The first step involves setting a baseline using the value of existing housing stock for Fenland. The baseline is 0.8% of the existing housing stock. The most recent data available is for 2024 ([Dwelling stock \(including vacants\)](#))<sup>3</sup>.

For Fenland District Council, the total dwelling stock is estimated to be **47,811**. The baseline housing stock is 0.8% of the total dwelling stock. The housing stock baseline figure for Fenland is **382.488**.

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

The second step involves an adjustment to take into account affordability of the area, using the government's latest [House Price to Workplace based earnings ratios](#)<sup>4</sup> data (Table 5c – Median affordability ratio).

The latest published ratio of median house price to median gross annual workplace-based earnings is for the year 2024 (published 24 March 2025). The mean average affordability over the five most recent years for which data is available should be used. **The affordability ratio for Fenland is 7.89.**

No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. The adjustment factor is calculated as:

$$\text{Adjustment factor} = \left( \frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

Table 1 sets out the method for calculating the Fenland LHN.

**Table 1: LHN calculation method**

Total dwelling stock 2024	47,811
0.8% of total dwelling stock	382.488
Five-year average affordability ratio	7.89

<sup>2</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>3</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

<sup>4</sup>

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

Adjustment factor:	1.5491
$\left( \frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$	

**Fenland Local Housing Need Calculation:**

**Baseline Housing Stock** = (47,811/100) x 0.8 = 382.488

**Adjustment Factor** = ((7.89 – 5) / 5) x 0.95 = 0.5491 + 1 = 1.5491

**Annual Local Housing Need Figure** = 382.488 x 1.5491 = 592.512

The Local Housing Need figure for Fenland, from March 2024 and based on 2024 dwelling stock data and 2024 affordability figures, is **593 dwellings**.

A new Standard Method for calculating Local Housing Need was included in the revised National NPPF published on 19<sup>th</sup> December 2024. The current LHN figure (593) represents an increase of 84 dwellings per annum from the LHN calculation in 2024 (509). Since the Local Housing Need figure is re-calculated annually, it can change from year to year.

In August 2022, the Council published its Draft Local Plan Consultation document<sup>5</sup>. This identified that a new Local Plan for Fenland would be required to provide 556 dwellings per annum. This figure is now ‘out of date’, and the current Local Housing Need figure (593) should be used in its place.

**3. Five Year Requirement**

The NPPG’s [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-supply-and-delivery)<sup>6</sup> sets out the method for calculating five-year land supply.

The Standard Method for calculating the Local Housing Need means that a backlog no longer needs to be taken into consideration. Any previous under-delivery is addressed through applying the affordability adjustment, as confirmed by NPPG Paragraph: 011 Reference ID: 2a-011-20241212.

As noted in Section 1 above, Paragraph 78 of the NPPF refers to the inclusion of a buffer in the five-year housing land supply calculation. The calculation for Fenland will be subject to a 5% buffer.

The Local Housing Need figure is 593 dwellings per year. This figure is used as the basis for this five-year land supply report. The basic five-year requirement equals 2,965 (593 dwellings x 5 years).

<sup>5</sup> [Local Plan 2022 Test \(fenland.gov.uk\)](https://fenland.gov.uk/local-plan-2022-test)

<sup>6</sup> <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 2025 to 31 March 2030. The basic five-year requirement is 2,965 dwellings. The following table sets out the total requirement including the required five percent buffer (figures rounded to nearest whole number).

**Table 2: Five-year requirement**

a	Annual Local Housing Need	593	See evidence in Section 2
b	Basic Five-Year requirement	2,965	a x 5
c	5% Buffer	30	a ÷ 100 x 5
d	Annual Local Housing Need (including 5% buffer)	623	a + c
e	Five-year requirement (including 5% buffer)	3,115	d x 5

To demonstrate a five-year supply of deliverable housing land, **the requirement between 2025 and 2030 is a total of 3,115 dwellings** (an average of 623 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 026 of 'Housing supply and delivery') 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>7</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 lifetime 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 033 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 which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

### **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 and completions supplied by Cambridgeshire County Council in July 2024. The monitoring data includes sites with extant planning permission or allocated in the Development Plan on 1st April 2024. The report also includes sites with planning permission granted between 1<sup>st</sup> April 2024 and 28<sup>th</sup> February 2025.

In addition, sites with a resolution to grant planning permission subject to a S106 agreement as of 28<sup>th</sup> February 2025 are included where they are considered deliverable within the five-year period.

Appendix A of this report provides a trajectory of sites, projecting delivery on all available and deliverable sites over the five-year period 1 April 2025 to 31 March 2030. This includes tables on sites of 5 dwellings or more and sites of fewer than 4 dwellings.

As per the NPPF definition of 'deliverable'<sup>8</sup>, sites for non-major development and detailed planning permissions are considered deliverable.

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

<sup>8</sup> NPPF Annex 2: Glossary

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 evidence that housing completions will begin on site within five years. Planning applications totalling over 3,200 dwellings are currently pending consideration within the Strategic Allocations and Broad Locations for Growth areas and it is likely a proportion (around 578) will be delivered on these sites within the next five years.

The NPPG (Paragraph 020 of 'Housing supply and delivery') advises that for the purposes of calculating the 5-year housing land supply, housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. Completions should be net figures, so should offset any demolitions. For the supply calculations, 78 dwellings are discounted as these comprise redevelopments.

In February 2019, the Council made the decision to review the 2014 Fenland Local Plan and prepare a new Local Plan for the District. Since then, the Council has undertaken several consultation activities and prepared a range of technical evidence. 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. A Draft Local Plan was published in August 2022 (Regulation 18 stage) with the Council's preferred sites indicated.

Progress on the new Local Plan has been slower than originally anticipated because of the COVID-19 Pandemic; increased uncertainty regarding changes to national planning policy and the plan making process; and internal resourcing issues following the decision by Peterborough CC to terminate the Service Level Agreement they had with Fenland DC to lead on and resource the Council's plan making process in April 2023.

For the avoidance of doubt, sites received during the Call for Sites exercises and indicated in the Draft Local Plan have not been included in the five-year supply calculation (except where the site already benefits from planning permission and/or allocation in the adopted Local Plan).

### **Windfall allowance**

The supply can also include a windfall allowance as Paragraph 75 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 this report provides the evidence of historical windfall rates to demonstrate a reasonable windfall allowance of 211 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 identifies supply from sites with extant planning permission for the development of older people's accommodation in C2 use class. An additional supply equivalent to 53 dwellings

over the five-year period is identified from future older people's accommodation (C2) developments.

### **Provision for Gypsies and Travellers**

Appendix D provides an update of the current position of the provision of sites for Gypsies and Travellers. This supply is not included the five-year supply calculation.

## **5. Calculating Supply**

Table 3 provides a summary of the Council's five-year land supply of deliverable sites. The Five-Year period runs between 1<sup>st</sup> April 2025 and 31<sup>st</sup> March 2030. The table provides a summary of supply from various sources, as set out in Appendices A-C, setting out potential housing numbers that could be delivered each year.

**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 of 5 or more units with detailed planning, outline permission or PIP (Appendix A1)	261	330	485	611	482	<b>2,169</b>
Dwellings of 4 or fewer units with detailed planning, outline permission or PIP (Appendix A2)	20	25	135	143	80	<b>403</b>
Strategic Allocations & Broad Locations for Growth in adopted Local Plan	0	48	145	185	200	<b>578</b>
Dwellings approved subject to S106 legal agreement	0	30	95	175	160	<b>460</b>
Windfall allowance (LP4 Part B sites) (Appendix B)	0	0	105	211	211	<b>527</b>
Older people's accommodation (C2) (Appendix C)	0	3	50	0	0	<b>53</b>
<b>Total</b>	281	436	1,015	1,325	1,133	<b>4,190</b>
Redevelopments	-	-	-	-	-	<b>-78</b>
<b>Total Five-Year Supply</b>	-	-	-	-	-	<b>4,112</b>

Based on the evidence including in Appendices A-C, the Council has identified land that is estimated to be capable of delivering **4,112** dwellings within the five-year period.

The five-year requirement during this period is 3,115 dwellings (average 623 dwellings per year). The Council can therefore demonstrate 997 additional dwellings above the minimum requirement for the five-year period. Table 4 shows that **the Council can demonstrate 6.6 years supply of housing land over the five-year period.**

**Table 4: Five Year Supply**

f	Estimate of Supply, over the Five-Year period 2025 to 2030	<b>4,112</b>	See Table 3
g	Total Five-Year Land Supply in Years	<b>6.6</b>	f ÷ d (see Table 2)

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

## Appendix A – Summary of all Sites

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

The two tables relate to sites with 5 or more dwellings (Appendix A1) and with sites up to four dwellings (Appendix A2). Sites are grouped by settlement, with application reference numbers listed in chronological order. Sites which are in open countryside are included with those in the nearest settlement.

## Appendix A1 - Sites with 5 or more dwellings

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR10/0804/O	Chatteris	Hallam Land Chatteris	O	1,000	NS	0	0	1,000	0	0	0	25	50	50	125	Reserved matters applications F/YR24/0976/RM for Phase 1 road infrastructure and F/YR24/0952/RM for 245 dwellings in Phase 1 and 2 pending consideration.
F/YR20/0365/F	Chatteris	Land East Of 133 High Street Chatteris	F	9	UC	8	1	1	1	0	0	0	0	0	0	
F/YR21/0842/O	Chatteris	2 Doddington Road, Chatteris PE16 6UA	O	9	NS	0	0	9	0	0	0	3	4	2	9	Reserved matters application F/YR25/0017/RM validated January 2025
F/YR21/1224/RM	Chatteris	Land At Womb Farm, Doddington Road Chatteris	RM	248	UC	95	44	153	44	35	35	35	4	0	109	
F/YR22/0848/F	Chatteris	Land North East Of 81 - 87 High Street Accessed From	F	8	NS	0	0	8	0	0	0	2	3	3	8	
F/YR22/0967/FDL	Chatteris	Land East of The Elms, Chatteris	F	80	NS	0	0	80	0	0	0	5	20	20	45	
F/YR22/1296/F	Chatteris	14 - 16 Wenny Road, Chatteris	F	9	NS	0	0	9	0	0	0	2	4	3	9	
F/YR23/0077/O	Chatteris	Land South of Ferry Farm London Road and Accessed Off Stocking Drove, Chatteris	O	6	NS	0	0	6	0	0	0	2	2	2	6	
F/YR23/0114/RM	Chatteris	Land South Of 8 - 59 Fairbairn Way, Chatteris	RM	50	UC	0	0	50	5	10	15	15	5	0	45	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR23/0155/F	Chatteris	Land South of Caravan Site, Fenland Way, Chatteris	F	31	NS	0	0	31	0	0	2	12	12	5	31	
F/YR23/0517/O	Chatteris	Land East Of 13B Bridge Street Chatteris	O	9	NS	0	0	9	0	0	0	2	3	4	9	
F/YR23/0730/O	Chatteris	Land Southeast of Highfield Lodge	O	6	NS	0	0	6	0	0	0	1	3	2	6	
F/YR24/0085/O	Chatteris	Land South Of 19 Blackmill Road, Chatteris	O	5	NS	0	0	5	0	0	0	0	2	3	5	
F/YR12/0630/F	Christchurch	CHRISTCHURCH MEMORIAL HALL, CHURCH ROAD, CHRISTCHURCH, PE14 9PQ	F	9	UC	0	9	9	9	0	0	0	0	0	0	
F/YR23/0769/PIP	Christchurch	Land South of Illizarov Lodge, Padgetts Road, Christchurch	PIP	5	NS	0	0	5	0	0	0	1	2	2	5	Permission granted January 2024 therefore still time for technical details to be submitted and considered.
F/YR24/0958/RM	Christchurch	Land Northwest of the Ferns, Padgetts Road, Christchurch	RM	6	NS	0	0	6	0	0	0	1	3	2	6	
F/YR22/0786/O	Coates	43 The Fold, Coates	O	9	NS	0	0	9	0	0	0	2	4	3	9	Reserved matters application F/YR24/0815/RM validated October 2024
F/YR21/1072/FDL	Doddington	Land East of Bevills Close and North of Eastmoor Lane, Doddington	F	47	NS	0	0	47	0	0	5	15	15	12	47	
F/YR21/1510/RM	Doddington	Land South Of 63-77 Newgate Street, Doddington	RM	9	UC	5	2	4	2	2	0	0	0	0	2	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR23/0070/O	Doddington	Land East of The Hollies, Hospital Road, Doddington	O	5	NS	0	0	5	0	0	0	0	2	3	5	
F/YR20/0441/O	Eastrea	Land South Of 127-141, Coates Road, Eastrea	O	20	NS	0	0	20	0	0	0	0	10	10	20	
F/YR23/0156/F	Eastrea	Land South Of 6 – 20 Wype Road, Eastrea	F	5	NS	0	0	5	0	0	0	1	2	2	5	
F/YR23/0823/RM	Eastrea	G And J Ping Limited, 63 Coates Road, Eastrea	RM	17	NS	0	0	17	0	0	5	6	6	0	17	
F/YR23/1066/F	Eastrea	75 Coates Road, Eastrea	F	7	NS	0	0	7	0	0	0	2	2	3	7	
F/YR22/0226/F	Elm	33 And Land North Of 17-31 Gosmoor Lane, Elm	F	63	NS	0	0	63	0	0	8	20	20	15	63	
F/YR23/0106/O	Friday Bridge	Land Southeast of Aberfield, Well End, Friday Bridge	O	6	NS	0	0	6	0	0	0	2	2	2	6	
F/YR23/0682/O	Friday Bridge	Land East of Chardor, Needham Bank, Friday Bridge	O	9	NS	0	0	9	0	0	0	0	4	5	9	
F/YR21/1031/F	Gorefield	Dennicks Yard Back Road, Gorefield	F	38	UC	1	0	37	2	5	8	8	8	6	35	
F/YR23/0548/O	Gorefield	Land West Of 176 High Road, Gorefield	O	5	NS	0	0	5	0	0	0	1	3	1	5	
F/YR22/1421/O	Leverington	Land West Of 1 River Terrace, Leverington	O	6	NS	0	0	6	0	0	0	2	2	2	6	
F/YR19/0172/RM	Manea	Land East Of 11 - 21 Park Road, Manea	RM	15	UC	3	4	12	2	2	3	3	2	0	10	
F/YR21/1500/RM	Manea	Land North Of 16A - 22 High Street, Manea	RM	7	NS	0	0	7	0	0	1	3	2	1	7	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR22/0495/O	Manea	36 Westfield Road, Manea	O	8	NS	0	0	8	0	0	0	2	3	3	8	
F/YR22/1156/O	Manea	Land North Of 96A To 100 Westfield Road, Manea	O	26	NS	0	0	26	0	0	0	0	5	10	15	
F/YR23/0072/O	Manea	Land East of Station Farm Fodder Fen Road, Manea	O	5	NS	0	0	5	0	0	0	1	2	2	5	
F/YR23/0275/F	Manea	18 Westfield Road, Manea	F	6	NS	0	0	6	0	0	1	3	2	0	6	
F/YR23/0373/PIP	Manea	Land Southeast Of 76 Station Road, Manea	PIP	9	NS	0	0	9	0	0	0	2	3	4	9	August 2023 decision, therefore still time for technical details to be submitted and considered.
F/YR23/0423/RM	Manea	Site Of Former Lavender Mill Fallow Corner Drove, Manea	RM	29	NS	0	0	29	0	3	10	10	6	0	29	
F/YR23/0939/PIP	Manea	Land North of Cherrytree House Fallow Corner Drove, Manea	PIP	5	NS	0	0	5	0	0	0	0	2	3	5	May 2024 decision, therefore still time for technical details to be submitted and considered.
F/YR24/0599/RM	Manea	36 Westfield Road, Manea	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR18/0984/RM	March	Land East of Berryfield, March	RM	28	UC	19	0	9	0	5	4	0	0	0	9	
F/YR19/0931/O	March	Land South Of 137 Upwell Road, March	O	7	NS	0	0	7	0	0	0	0	4	3	7	Reserved matters application F/YR22/0418/RM pending consideration. Reduces units from 9 to 7.
F/YR19/1068/F	March	Land North of Maple Grove Infant School, Norwood Road, March	F	50	UC	0	2	48	2	5	10	12	12	9	48	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR21/0078/RM	March	Land North of The Green and North Of 145-159 Wisbech Road, March	RM	118	UC	89	29	29	29	0	0	0	0	0	0	
F/YR21/0786/F	March	Site Of 3 - 6 And Land West of Acre Road, March	F	8	UC	0	0	8	0	0	1	3	4	0	8	
F/YR21/0855/F	March	7 Wisbech Road, March	F	18	NS	0	0	18	0	0	0	3	8	7	18	
F/YR21/1175/F	March	Land East of York Lodge, Gaul Road, March	F	55	NS	0	0	55	0	0	10	15	15	15	55	
F/YR22/0107/PNC01	March	Old School House Dartford Road, March	PN	28	UC	0	28	28	0	5	20	3	0	0	28	
F/YR22/0295/RM	March	72 - 74 High Street, March	RM	11	UC	0	11	11	0	0	11	0	0	0	11	
F/YR22/0478/F	March	Land South Of 88-90 High Street, March	F	6	UC	0	6	6	0	0	6	0	0	0	6	
F/YR22/0496/F	March	Land Southwest of 1 To 23 Springfield Avenue, March	F	40	NS	0	0	40	0	3	10	10	10	7	40	
F/YR22/0943/FDC	March	Land West Of 53 – 69 Grounds Avenue, March	O	6	NS	0	0	6	0	0	0	1	3	2	6	
F/YR22/0944/FDL	March	Land South of Brewin Oaks, City Road, March	RM	8	NS	0	0	8	0	0	0	2	4	2	8	
F/YR22/1010/F	March	Georges, 61 High Street, March, PE15 9JJ	F	5	NS	0	0	5	0	0	0	0	5	0	5	
F/YR22/1032/O	March	Land West of Princess Avenue, March	O	125	NS	0	0	125	0	0	0	5	30	30	65	Reserved Matters application F/YR24/0893/RM being negotiated and pending consideration.
F/YR22/1148/F	March	Land East Of 36 High Street, March	F	7	NS	0	0	7	0	0	0	2	3	2	7	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR23/0201/F	March	Land West Of 43-69 Wimblington Road, March	F	48	NS	0	0	48	0	0	0	8	20	20	48	
F/YR23/0463/F	March	Daintree Farm Upwell Road, March	F	6	NS	0	0	6	0	1	2	2	1	0	6	
F/YR23/0514/RM	March	Land Southwest of Queen Street Close, March	RM	9	NS	0	0	9	0	0	0	3	4	2	9	
F/YR23/0768/F	March	91 High Street, March	F	7	NS	0	0	7	0	0	0	7	0	0	7	
F/YR23/0792/F	March	Land South and East Of 25 Berryfield, March	F	8	NS	0	0	8	0	0	0	2	3	3	8	
F/YR24/0118/F	March	140 And 144 Station Road, March	F	6	NS	0	0	6	0	0	2	2	2	0	6	
F/YR24/0219/F	March	34A Station Road, March	F	9	NS	0	0	9	0	0	0	0	9	0	9	
F/YR24/0509/RM	March	Land South Of 73-81 Upwell Road, March	RM	110	NS	0	0	110	0	0	10	35	35	30	110	
F/YR24/0811/F	Newton-in-the-Isle	Land East Of 156 High Road, Newton-in-the-Isle	F	9	NS	0	0	9	0	0	0	3	3	3	9	
F/YR22/0459/F	Turves	Land North of Red Barn, Turves	F	5	NS	0	0	5	0	0	1	2	1	1	5	
F/YR19/0158/RM	Whittlesey	Land North of Whittlesey East of East Delph, Whittlesey	RM	220	UC	137	40	83	40	30	13	0	0	0	43	
F/YR19/0186/O	Whittlesey	158 Stonald Road, Whittlesey	O	19	NS	0	0	19	0	0	0	2	9	8	19	Reserved Matters F/YR23/0675/RM submitted and under consideration.

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR20/0471/RM	Whittlesey	Site Of Former Eastfield Nursery, Eastrea Road, Whittlesey	RM	169	UC	108	27	61	27	25	9	0	0	0	34	
F/YR20/0861/F	Whittlesey	Phase 4 Land at Bassenhally Farm Drybread Road, Whittlesey	F	130	UC	28	102	102	30	30	30	12	0	0	72	
F/YR21/0654/F	Whittlesey	Land North of Gildenburgh Water Eastrea Road, Whittlesey	F	203	UC	68	19	135	40	40	40	15	0	0	95	
F/YR21/1360/O	Whittlesey	Land Northeast Of 3-31 Hemmerley Drive, Whittlesey	O	58	NS	0	0	58	0	0	0	5	30	23	58	December 2023 decision, still time for RM to be submitted.
F/YR22/0679/F	Whittlesey	Land West Of 36 Peterborough Road, Whittlesey	F	9	NS	0	0	9	0	0	0	2	4	3	9	
F/YR23/0245/O	Whittlesey	Land South Of 250 Drybread Road, Whittlesey	O	175	NS	0	0	175	0	0	0	0	10	25	35	Reserved matters F/YR25/0096/RM submitted December 2024 and is pending consideration.
F/YR23/0419/F	Whittlesey	26 - 28 Broad Street, Whittlesey	F	5	NS	0	0	5	0	0	0	0	5	0	5	
F/YR23/0694/F	Whittlesey	Garage Site Drybread Road, Whittlesey	F	6	NS	0	0	6	0	0	0	2	2	2	6	
F/YR24/0164/F	Whittlesey	84 Eastrea Road, Whittlesey	F	2	NS	0	0	2	0	0	0	0	0	2	2	
F/YR20/0641/F	Wimblington	Land South of Eastwood End, Wimblington	F	9	NS	0	0	9	0	0	1	3	3	2	9	Final pre-commencement conditions pending consideration.

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR21/0328/F	Wimblington	Land North of Willow Gardens, Wimblington	F	21	UC	10	2	11	2	3	3	3	0	0	9	
F/YR21/1055/O	Wimblington	Land North Of 14A Addison Road, Wimblington	O	8	NS	0	0	8	0	0	0	0	2	4	6	
F/YR22/0784/R M	Wimblington	Land South of Bridge Lane, Wimblington	RM	88	UC	14	20	74	20	20	20	14	0	0	54	
F/YR24/0458/PIP	Wimblington	Land East of Hill View, Eastwood End, Wimblington	PIP	7	NS	0	0	7	0	0	0	0	3	4	7	September 2024 decision, therefore still time for technical details to be submitted and considered.
F/YR24/0684/F	Wimblington	Land North of Hill View, Eastwood End, Wimblington	F	8	NS	0	0	8	0	0	2	4	2	0	8	
F/YR12/0569/O	Wisbech	Land East Of 46 Old Lynn Road, Wisbech	O	121	NS	0	0	121	0	0	0	0	25	25	50	PPA secured and working towards a RM submission June 2025. No. of units likely to be reduced from 149 to 121.
F/YR17/0304/F	Wisbech	Land East Of 88 Sutton Road, Leverington, Wisbech	F	221	UC	76	24	145	25	30	30	30	30	0	120	
F/YR21/0680/F	Wisbech	Site Of Former 24 High Street, Wisbech	F	7	UC	0	7	7	0	7	0	0	0	0	7	
F/YR21/0789/F	Wisbech	35 Bedford Street, Wisbech	F	6	NS	0	0	6	0	0	0	6	0	0	6	
F/YR22/0354/F	Wisbech	134A Ramnoth Road, Wisbech	F	16	NS	0	0	16	0	0	2	6	6	2	16	
F/YR22/0453/F	Wisbech	Rift Bar, Horsefair, Wisbech	F	6	NS	0	0	6	0	0	0	6	0	0	6	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR22/0722/PIP	Wisbech	Land East of Meadowgate Academy Meadowgate Lane, Wisbech	PIP	9	NS	0	0	9	0	0	0	2	4	3	9	August 2022 decision, therefore still time for technical details to be submitted and considered. Part dependent on road layout for F/YR20/0054/O being implemented which is extant.
F/YR22/0768/F	Wisbech	1 - 3 Bridge Street, Wisbech	F	33	NS	0	33	33	0	0	0	33	0	0	33	
F/YR22/0802/PIP	Wisbech	Land North of Sandy Lane, Wisbech	PIP	9	NS	0	0	9	0	0	0	2	4	3	9	August 2022 decision, therefore still time for technical details to be submitted and considered.
F/YR22/0815/PIP	Wisbech	Site Of Former Nurseries Stow Road, Wisbech	PIP	9	NS	0	0	9	0	0	0	2	4	3	9	September 2022 decision, therefore still time for technical details to be submitted and considered.
F/YR22/0886/F	Wisbech	27 Hill Street, Wisbech	F	12	NS	0	0	12	0	0	0	12	0	0	12	
F/YR22/0873/F	Wisbech	6 North Brink, Wisbech	F	7	NS	0	0	7	0	0	0	0	7	0	7	
F/YR22/0914/O	Wisbech	Nene Parade, Bedford Street, Chase Street, Wisbech	O	60	NS	0	0	60	0	0	0	0	0	20	20	
F/YR22/1333/F	Wisbech	Land South of Chrysanthemum House, Barton Road, Wisbech	F	46	NS	0	0	46	0	0	0	5	25	16	46	
F/YR22/1370/PNC01	Wisbech	9 - 10 High Street, Wisbech	PN	14	NS	0	0	14	0	0	0	0	14	0	14	
F/YR23/0415/F	Wisbech	22 - 23 Old Market, Wisbech	F	5	NS	0	0	5	0	0	0	2	3	0	5	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	2025 /26 Yr1	2026 /27 Yr2	2027 /28 Yr3	2028 /29 Yr4	2029 /30 Yr5	Total in 5 years	Justification
F/YR23/0612/RM	Wisbech	33 Lynn Road, Wisbech	RM	6	NS	0	0	6	0	0	0	1	3	2	6	
F/YR23/0976/O	Wisbech	151-153 Leverington Road, Wisbech	O	6	NS	0	0	6	0	0	0	1	3	2	6	
F/YR23/1032/F	Wisbech	Site Of Old British Gas Depot, Chase Street, Wisbech	F	19	NS	0	0	19	0	0	0	3	8	8	19	
F/YR23/0512/O	Wisbech St Mary	Land North Of 19-29 Chapel Avenue, Wisbech St Mary	O	9	NS	0	0	9	0	0	0	2	4	3	9	
F/YR23/0541/F	Wisbech St Mary	Land North of The Barn, High Road, Bunkers Hill	F	5	NS	0	0	5	0	0	0	0	3	2	5	
<b>Total</b>				<b>4347</b>		<b>661</b>	<b>410</b>	<b>3684</b>	<b>280</b>	<b>261</b>	<b>330</b>	<b>485</b>	<b>613</b>	<b>483</b>	<b>2172</b>	

## Appendix A2 - Sites with 4 or fewer dwellings

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/0526/F	Benwick	Site Of Former Benwick Methodist Church High Street, Benwick	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0077/O	Benwick	Land East Of 28 Doddington Road, Benwick	O	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR20/1097/F	Chatteris	Land South Of 54 Tithe Road, Chatteris	F	2	UC	0	2	2	2	0	0	0	0	0	0	
F/YR21/0077/F	Chatteris	Land West Of 12 Station Road, Chatteris	F	1	UC	0	1	1	0	1	0	0	0	0	1	
F/YR21/1157/F	Chatteris	14 Church Lane, Chatteris	F	2	UC	0	2	2	2	0	0	0	0	0	0	
F/YR22/0501/F	Chatteris	Cadernist Iretons Way, Chatteris	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0588 /F	Chatteris	TP24 West Park Street, Chatteris	F	3	NS	0	0	3	0	0	3	0	0	0	3	
F/YR22/0727/F	Chatteris	Land Southwest of 22 Doddington Road, Chatteris	F	1	NS	0	0	1	0	0	1	0	0	0	1	
F/YR22/0773/F	Chatteris	Land North Of 20 St Francis Drive, Chatteris	F	2	UC	0	1	1	1	1	0	0	0	0	1	
F/YR22/1183/RM	Chatteris	Land Northwest of 24 Willey Terrace, Doddington Road, Chatteris	RM	1	NS	0	0	1	0	0	0	1	0	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR22/1186/F DC	Chatteris	Land North Of 2 - 8 Gibside Avenue, Chatteris	O	4	NS	0	0	4	0	0	0	0	2	2	4	
F/YR22/1314/F	Chatteris	Land South Of 59 Wood Street, Chatteris	F	1	UC	0	1	0	1	0	0	0	0	0	0	
F/YR22/1417/F	Chatteris	Land Northwest of 30 Curf Terrace, Chatteris	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0200/F	Chatteris	Land West of 55	F	1	UC	0	1	0	0	1	0	0	0	0	1	
F/YR23/0236/F	Chatteris	13 New Road, Chatteris	F	2	UC	0	2	2	1	1	0	0	0	0	1	
F/YR23/0293/O	Chatteris	Land West of 114 High Street, Chatteris	O	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0318/R M	Chatteris	Land South of 55 Wood Street, Chatteris	O	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR23/0446/F	Chatteris	Coach House Hub 12 Station Road, Chatteris	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0476/F	Chatteris	Land South of The Grange, London Road, Accessed from Stocking Drove, Chatteris	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0660/R M	Chatteris	Land Northwest of 24 Willey Terrace, Doddington Road, Chatteris	RM	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0674/F	Chatteris	76 High Street, Chatteris	F	4	NS	0	0	4	0	0	0	0	0	4	4	
F/YR23/0758/O	Chatteris	Land North-West of 19 Blackmill Road, Chatteris	O	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0871/F	Chatteris	1 King Edward Road, Chatteris	F	1	NS	0	0	1	0	0	0	0	1	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/1016/O	Chatteris	Land East of 54 Queensway, Chatteris	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0173/PIP	Chatteris	Land Northeast of The Grange, London Road, Chatteris	PIP	4	NS	0	0	4	0	0	0	0	2	2	4	May 2024 decision, therefore still reasonable time for technical details to be submitted and considered.
F/YR24/0279/F	Chatteris	Land West Of 76 High Street, Accessed Via Ash Grove, Chatteris	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR24/0314/F	Chatteris	4 - 6 Market Hill, Chatteris	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0340/F	Chatteris	Land To the West of 130 London Road, Chatteris	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0378/F	Chatteris	25 Victoria Street, Chatteris	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0495/PNC01	Chatteris	6 West Park Street, Chatteris	PN	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0825/RM	Chatteris	Land Northwest of 24 Willey Terrace, Doddington Road, Chatteris	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0829/F	Chatteris	The Haven, Huntingdon Road, Chatteris	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0177/F	Christchurch	Cornfields, Euximoor Drove, Christchurch	F	1	UC	0	1	0	0	1	0	0	0	0	1	
F/YR23/0273/F	Christchurch	Willow Farm, Euximoor Drove, Christchurch	F	1	NS	0	0	1	0	0	0	0	1	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/0572/O	Christchurch	Land East Of 52 Church Road, Christchurch	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR24/0161/F	Christchurch	Land South Of 4 Hole in The Wall Cottages, Padgetts Road, Christchurch	F	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR23/0365/F	Church End	Glebe Villa, 222 Main Road, Church End	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0352/F	Church End	Land North Of 222 Main Road, Church End	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0652/RM	Church End	Land South and East Of 200-204 Main Road, Church End	RM	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0816/RM	Coates	Land North Of 1 The Fold, Coates	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR20/0106/F	Coldham	Stags Holt Farm, Coldham Bank, Coldham	F	3	UC	2	1	1	1	0	0	0	0	0	0	
F/YR19/0496/F	Coldham	Stags Holt Farm, Coldham Bank, Coldham	F	2	UC	1	1	1	1	0	0	0	0	0	0	
F/YR16/0930/F	Doddington	Land South of 32C-34A Newgate Street, Doddington	F	3	UC	2	0	1	0	0	1	0	0	0	1	
F/YR21/0015/F	Doddington	Land South Of 20 Primrose Hill, Doddington	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR21/1269/F	Doddington	Pumping Station West of Morleys Farmhouse, Forty Foot Bank, Ramsey	F	2	UC	1	1	1	1	0	0	0	0	0	0	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR22/0196/F	Doddington	Post Mill Farm, Benwick Road, Doddington	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/1033/RM	Doddington	Land East Of 4A Primrose Hill, Doddington	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0115/F	Doddington	Land East of Highland View, Benwick Road, Doddington	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR23/0238/F	Doddington	12 Wimblington Road, Doddington	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0303/F	Doddington	29 Primrose Hill, Doddington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0354/RM	Doddington	Land Southeast of Norbrow, Hospital Road, Doddington	RM	2	UC	0	1	2	1	1	0	0	0	0	1	
F/YR23/0404/RM	Doddington	Land East Of 6B Primrose Hill, Doddington	RM	2	UC	0	1	2	1	1	0	0	0	0	1	
F/YR23/0539/O	Doddington	32 Wimblington Road, Doddington	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR23/0807/O	Doddington	Land West Of 27 Benwick Road, Doddington	O	4	NS	0	0	4	0	0	0	0	2	2	4	
F/YR23/0820/F	Doddington	26 High Street, Doddington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0886/F	Doddington	Swan Cottage, Benwick Road, Doddington	F	1	UC	0	1	1	0	1	0	0	0	0	1	
F/YR23/0969/F	Doddington	Land South of The Hollies, Hospital Road, Doddington	F	1	NS	0	0	1	0	0	0	0	1	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/0993/O	Doddington	Land Southwest of The Hollies, Hospital Road, Doddington	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR23/0995/O	Doddington	Land East Of 1 Wimblington Road, Doddington	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR23/1046/F	Doddington	Land Northwest of 11 Church Lane, Doddington	F	1	UC	0	0	1	0	0	0	0	1	0	1	
F/YR23/1061/F	Doddington	Land Southwest of 10 Newgate Street, Doddington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0114/RM	Doddington	32 Wimblington Road, Doddington	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0169/O	Doddington	41 - 43 Newgate Street, Doddington	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0210/F	Doddington	Land Southwest of 27A Wimblington Road, Doddington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0338/F	Doddington	Black Bungalow, Forty Foot Bank, Ramsey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0548/O	Doddington	Land East Of 6 May Meadows, Doddington	O	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR22/1410/F	Eastrea	Land Southeast of 127 Wype Road, Eastrea	O	2	UC	1	0	1	0	1	0	0	0	0	1	
F/YR24/0532/O	Eastrea	Land Southeast of 190 Wype Road, Eastrea	O	2	NS	0	0	2	0	0	0	0	1	1	2	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR24/0637/O	Eastrea	Land North-East of 190 Wype Road, Eastrea	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR21/0349/RM	Elm	Land South of 50 Fridaybridge Road, Elm	RM	1	UC	0	1	0	1	0	0	0	0	0	0	
F/YR22/0646/F	Elm	Land North of Cobweb Cottages, Fridaybridge Road, Elm	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0846/F	Elm	Adenvale 188 Fridaybridge Road, Elm	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR22/1093/F	Elm	Chapel, Fridaybridge Road, Elm	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1170/F	Elm	Scout And Guide Hut, Wales Bank, Elm	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0278/PNC04	Elm	Barn At Colletts Bridge Farm, Gosmoor Lane, Elm	PN	2	NS	0	0	2	0	0	0	0	2	0	2	
F/YR22/0405/F	Friday Bridge	Land East of The Lodge 84 March Road, Friday Bridge	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1383/F	Friday Bridge	One Woodhouse Cottages, 76 March Road, Friday Bridge	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0221/PNC04	Friday Bridge	Barn West Of Duckpuddle House, Needham Bank, Friday Bridge	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0208/RM	Friday Bridge	Land West of 2 Woodhouse Farm Close, Friday Bridge	RM	2	NS	0	0	2	0	0	0	0	1	1	2	

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F/YR22/0881/F	Gorefield	Barn Southwest of Barbers Farm, Gote Lane, Gorefield	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1344/RM	Gorefield	Land Northeast of East View, Gote Lane, Gorefield	RM	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0082/F	Gorefield	C F Towson Fruit Growers, Fendyke Lane, Gorefield	F	2	NS	0	0	2	0	0	0	0	2	0	2	
F/YR23/0915/F	Gorefield	Barn North of Silver Birches, Allens Drove, Gorefield	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR20/1277/F	Guyhirn	Plot 4 Pitt Farm, Spencer Drove, Guyhirn	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR21/1194/F	Guyhirn	Plots 3 And 4 Land Northwest of Greenacres, Gull Road, Guyhirn	F	3	UC	2	1	1	1	0	0	0	0	0	0	
F/YR22/0041/F	Guyhirn	Land Northwest of Long Acre Gull Road, Guyhirn	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/0485/RM	Guyhirn	Land Southeast of Dove Cottage, Gull Road, Guyhirn	RM	4	UC	3	1	1	1	0	0	0	0	0	0	
F/YR22/0493/O	Guyhirn	Land North and East of Goosetree House, Selwyn Corner, Guyhirn	O	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR22/0757/F	Guyhirn	Fern House, Gull Road, Guyhirn	F	2	NS	0	0	2	0	0	0	1	1	0	2	

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F/YR22/1133/F	Guyhirn	Land Southeast of Corner Barn, Mouth Lane, Guyhirn	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR23/0164/O	Guyhirn	Mole End, Gull Road, Guyhirn	O	4	NS	0	0	4	0	0	0	0	2	2	4	
F/YR24/0486/RM	Guyhirn	Land Southeast of The Chimneys, Gull Road, Guyhirn	RM	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR21/1364/F	Leverington	Land East of West View Fendyke Lane, Leverington	F	4	NS	0	0	4	0	0	0	2	2	0	4	
F/YR22/0374/F	Leverington	Land North of East View Ringers Lane, Leverington	F	4	UC	2	2	2	1	1	0	0	0	0	1	
F/YR22/0526/F	Leverington	Land South of 4 Lancewood Gardens, Leverington	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0057/F	Leverington	The Six Ringers Public House, 47 Gorefield Road, Leverington	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0321/F	Leverington	Land North 120 Leverington Common, Accessed Via Hawthorne Gardens, Leverington	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0669/F	Leverington	Land East of Bank House, Church End, Leverington	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0070/F	Leverington	Building West of Warrina Mays Lane Leverington	F	1	NS	0	0	1	0	0	0	0	1	0	1	

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F/YR24/0230/F	Leverington	Land East of 82 Sutton Road, Leverington	F	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0303/F	Leverington	Woodland South of St Leonards Churchyard, Gorefield Road, Leverington	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR24/0410/F	Leverington	Land East of Stores at The Lodge, Fendyke Lane, Leverington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0534/F	Leverington	Land North of Long Meadow, Mill Lane, Leverington	F	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR24/0864/P NC01	Leverington	238 Gorefield Road, Leverington	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR20/0099/F	Manea	Site of Former DRP Vehicle Services Fallow Corner Drove, Manea	F	2	UC	2	0	0	1	1	0	0	0	0	1	
F/YR20/0938/F	Manea	Muddy Hole Farm, Wisbech Road, Manea	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0092/R M	Manea	Land East of Biggins House Fallow Corner Drove, Manea	RM	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR23/0337/F	Manea	Land South Of 37A Westfield Road, Manea	F	4	NS	0	0	4	0	0	1	2	1	0	4	

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F/YR23/0431/O	Manea	Land Northeast of Trotters Lodge, The Old Dairy Yards, Westfield Road, Manea	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR23/0462/F	Manea	35 Westfield Road, Manea	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR23/0753/F	Manea	Land North of 6 School Lane, Manea	F	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR23/0979/F	Manea	The Willows, Purls Bridge Drove,	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/1072/RM	Manea	45 Westfield Road, Manea	RM	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR24/0028/F	Manea	Barn North of 57A Station Road, Manea	F	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR24/0067/F	Manea	Late Railway Tavern, 92 Station Road, Manea	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0194/O	Manea	Land North of 22C School Lane, Manea	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0333/F	Manea	Land Northeast of Horseway Farm Accessed from Byall Fen Drove, Manea	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0355/F	Manea	29 High Street, Manea	F	2	NS	0	0	1	0	0	0	0	2	0	2	
F/YR24/0846/F	Manea	Land Northwest of 2 High Street, Manea	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR14/0034/F	March	194 Whittlesey Road, MARCH	F	1	UC	0	1	1	0	1	0	0	0	0	1	

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F/YR21/0747/F	March	164 Elm Road, March	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/0012/F	March	Agricultural Building East Of 723 Whittlesey Road, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR22/0755/O	March	The Piggeries, Flaggrass Hill Road, March	O	4	NS	0	0	4	0	0	0	0	2	2	4	
F/YR22/0867/F	March	93 High Street, March	F	4	UC	0	1	3	1	1	2	0	0	0	3	
F/YR22/0890/F	March	Land South of Field View, Mill Hill Lane, March	F	4	NS	0	0	4	0	0	1	2	1	0	4	
F/YR22/0913/F	March	Plot 2, Land at Cherryholt Farm, Burrowmoor Road, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR22/0919/O	March	Land South of 733 Whittlesey Road, March	O	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR22/0936/F	March	Land Southwest of Caswell House, Mill Hill Lane, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0974/F	March	21 Darthill Road, March	F	3	NS	0	0	3	0	0	0	3	0	0	3	
F/YR22/0988/O	March	Land West of 121 West End, March	O	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR22/1036/F	March	35 High Street, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1053/F	March	Land To the West of 167 Gaul Road, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1414/PIP	March	Land East of Hillcroft Creek Road, March	PIP	3	NS	0	0	3	0	0	1	1	1	0	3	February 2023 decision, therefore still reasonable time for technical details to be

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																submitted and considered.
F/YR22/1415/F	March	March Airfield Cross Road, March	F	1	NS	0	0	1	0	0	1	0	0	0	1	
F/YR23/0034/F	March	Land Northwest of 147 Eastwood Avenue, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0161/O	March	105 Nene Parade, March	O	3	NS	0	0	3	0	0	1	1	1	0	3	
F/YR23/0185/PIP	March	Land Southeast of Cherryholt Farm, Burrowmoor Road, March	PIP	3	NS	0	0	3	0	0	1	1	1	0	3	February 2023 decision, therefore still reasonable time for technical details to be submitted and considered.
F/YR23/0340/F	March	Whitemoor Road, Function Centre, Whitemoor Road, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0357/F	March	100 Nene Parade, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0430/F	March	Land South Of 66 Wimblington Road, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0450/F	March	Land North Of 44 Robingoodfellows Lane, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0488/F	March	Nellies Cottage Rodham Road, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0494/RM	March	Land West of Broadlands, Whitemoor Road,	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0509/F	March	Elliott Lodge, Elliott Road, March	F	2	NS	0	0	2	0	0	0	2	0	0	2	

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F/YR23/0528/F	March	Land West of Hillcroft Creek Road, March	F	4	NS	0	0	4	0	0	1	2	1	0	4	
F/YR23/0566/F	March	3 Silver Street, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0581/F	March	Land Southwest of Otter Holts Farm, Middle Road, March	F	1	NS	0	0	1	0	1	0	0	0	0	1	
F/YR23/0640/F	March	Land West of 19 Alpha Street, March	F	2	NS	0	0	2	0	0	0	0	2	0	2	
F/YR23/0676/RM	March	Land West of Broadlands, Whitemoor Road, March	RM	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR23/0714/F	March	Plot 1, Land at Cherryholt Farm, Burrowmoor Road, March	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0838/F	March	Land East Of 120 West End, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0880/F	March	356 Creek Road, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0909/RM	March	Land South and West of Highfield House, Elm Road, March	RM	4	NS	0	0	4	0	0	0	1	3	0	4	
F/YR23/1070/RM	March	Land South Of 85-89 Upwell Road, March	RM	4	NS	0	0	4	0	0	0	2	2	0	4	
F/YR24/0337/RM	March	Land South of Gillingham Lodge, The Chase, Gaul Road, March	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0372/F	March	Land East Of 80 Upwell Road, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	

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F/YR24/0414/P NC04	March	Barn West of 698 Whittlesey Road, March	PN	2	NS	0	0	2	0	0	0	0	0	2	2	
F/YR24/0447/R M	March	Land North of 6 Knights End Road, March	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0512/F	March	46 Newlands Avenue, March	F	1	NS	0	0	1	0	1	0	0	0	0	1	
F/YR24/0514/F	March	Land South of 1 Meadowlands, Wisbech Road, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0587/R M	March	Land East of 19 Silver Street, March	RM	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR24/0845/F	March	Land North of 84 Upwell Road, Access from Smiths Drive, March	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR21/0600/R M	Murrow	Land North of 135 Front Road, Murrow	RM	4	UC	3	0	1	1	0	0	0	0	0	0	
F/YR22/0871/F	Murrow	Site of Anglian Water Treatment Works, Access Via Back Road, Murrow	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1286/F	Murrow	Land West of Camelot Back Road, Murrow	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0122/F	Murrow	Shangri La, 93 Front Road, Murrow	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR23/0460/F	Murrow	Land at Inhams Close, Murrow	F	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR23/0519/F	Murrow	Alvenor, 42 Murrow Bank, Murrow	F	2	UC	0	2	2	1	1	0	0	0	0	1	

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F/YR23/0555/O	Murrow	Land North of Longways, 1 Back Road, Murrow	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR23/0866/F	Murrow	155 Front Road, Murrow Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0014/F	Murrow	Barn North of Bank Farm Cottage, 246 Murrow Bank, Murrow	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0504/RM	Murrow	Land East of The Bell, 8 Murrow Bank, Accessed from Front Road, Murrow	RM	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR22/1153/F	Newton-In-The-Isle	Land West of 241 High Road, Newton-In-The-Isle	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1252/F	Newton-In-The-Isle	Land North-East of Mulberry Barn, 281 High Road, Newton-In-The-Isle	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0998/O	Newton-In-The-Isle	Land West of 225 High Road, Newton-in-the-Isle	O	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0538/RM	Newton-In-The-Isle	Land East and West of Croft Grange, 307 High Road, Newton-in-the-Isle	RM	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR21/1307/F	Parson Drove	Land North of 1-5 Brewery Close, Parson Drove	F	4	UC	2	0	2	1	1	0	0	0	0	1	
F/YR22/0702/F	Parson Drove	27 The Bank, Parson Drove	F	1	NS	0	0	1	0	0	1	0	0	0	1	
F/YR23/0319/F	Parson Drove	Fir Trees House, Silvers Lane, Parson Drove	F	1	NS	0	0	1	0	0	0	1	0	0	1	

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F/YR23/0973/F	Parson Drive	Land North of 27A Main Road, Parson Drive	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0344/RM	Parson Drive	Land North Of 6 Riverside Gardens, Parson Drive	RM	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0533/F	Tholomas Drive	Brynteg, Plash Drive, Tholomas Drive	F	2	UC	1	0	1	1	0	0	0	0	0	0	
F/YR24/0179/PIP	Tholomas Drive	Land South of Dixie Lodge, High Road, Tholomas Drive	PIP	3	NS	0	0	3	0	0	0	0	1	2	3	Application F/YR25/0196/F submitted with details for 3 dwellings, so it is likely this site will be built within the five-year period.
F/YR24/0365/F	Tholomas Drive	Sims Contract Furniture Limited, Plash Farmhouse, Plash Drive, Tholomas Drive	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0138/F	Turves	Land South of 454 March Road, Fronting School Close, Turves	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/0557/F	Turves	Buildings Southeast of 132 Cock Bank, Turves	F	3	UC	1	0	2	0	1	1	0	0	0	2	
F/YR23/0362/O	Turves	Land West of 491 March Road, Turves	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR22/0674/O	Tydd St Giles	Land West of Pitt Cottage, Fold Lane, Tydd St Giles	O	1	NS	0	0	1	0	0	0	0	0	1	1	

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F/YR22/0724/F	Tydd St Giles	Land Southwest of Sapphire Close, Accessed from Broad Drove East, Tydd St Giles	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1035/F	Tydd St Giles	Land South of Aayo Gurkhali, Main Road, Tydd Gote	F	2	NS	0	0	2	0	0	1	1	0	0	2	
F/YR23/0935/O	Tydd St Giles	Land North of Greenacres, Hannath Road, Tydd Gote	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0034/O	Tydd St Giles	Land North of Windy Willows, Church Lane, Tydd St Giles	O	2	NS	0	0	2	0	0	0	0	0	2	2	
F/YR24/0239/F	Tydd St Giles	Land South of Elton House, Church Lane, Tydd St Giles	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0291/O	Tydd St Giles	Land North of Tydd Steam Brewery, Kirkgate, Tydd St Giles	O	4	NS	0	0	4	0	0	0	0	1	3	4	
F/YR24/0644/F	Tydd St Giles	Drovers Lodge, Church Lane, Tydd St Giles	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1211/F	Upwell	Laddus Farm, March Riverside, Upwell	F	3	NS	0	0	3	0	0	0	1	2	0	3	
F/YR23/0937/F	Upwell	Barn West Of Long Beach Farm, Thurlands Drove, Upwell	F	2	NS	0	0	2	0	0	0	0	0	2	2	

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F/YR21/0485/F	Whittlesey	Former Garage Site, Crescent Road, Whittlesey	F	4	UC	0	4	4	0	2	2	0	0	0	4	
F/YR22/0063/F	Whittlesey	Land West Of 5-7 High Causeway, Whittlesey	F	3	NS	0	0	3	0	0	1	2	0	0	3	
F/YR22/0105/F	Whittlesey	7A - 9 Market Street, Whittlesey	F	3	NS	0	0	3	0	0	0	3	0	0	3	
F/YR22/0531/F	Whittlesey	82 Kings Delph, Whittlesey	F	2	NS	0	0	2	0	0	0	2	0	0	2	
F/YR22/0645/F	Whittlesey	Land East of 4 James Gardens, Whittlesey	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/0990/F	Whittlesey	Land Northeast of 31 - 35 New Road, Whittlesey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/0993/F	Whittlesey	3 - 5 Queen Street, Whittlesey	F	2	NS	0	0	2	0	0	0	2	0	0	2	
F/YR22/1045/F	Whittlesey	Land South of 21 23 Park Lane, Whittlesey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR22/1125/F	Whittlesey	Land West of 40 Church Street, Whittlesey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0013/F	Whittlesey	Land North of 47-53 New Road,	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR23/0377/F	Whittlesey	1A Eastgate, Whittlesey	F	2	NS	0	0	2	0	0	0	0	2	0	2	
F/YR23/0600/O	Whittlesey	Land North of 66 Northgate, Whittlesey	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR23/0832/O	Whittlesey	Land North of 156 Stonald Road, Whittlesey	O	3	NS	0	0	3	0	0	0	0	1	2	3	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/0968/F	Whittlesey	Land North of 8 Delph Street, Whittlesey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0056/F	Whittlesey	Land West of 4 Blunts Lane, Whittlesey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0220/RM	Whittlesey	Land East of 37 Scaldgate, Whittlesey	RM	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0433/FDL	Whittlesey	Grosvenor House, Grosvenor Road, Whittlesey	F	4	NS	0	0	4	0	0	0	0	4	0	4	
F/YR24/0446/PNC01	Whittlesey	12 Queen Street, Whittlesey	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0611/O	Whittlesey	Land North of 24 Crescent Road, Whittlesey	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR24/0626/O	Whittlesey	Land And Garages at Hawthorne Drive, Whittlesey	O	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR24/0640/O	Whittlesey	Land North of 146-148 Peterborough Road, Whittlesey	O	2	NS	0	0	2	0	0	0	0	0	2	2	
F/YR24/0757/F	Whittlesey	Land East of 50 Station Road, Whittlesey	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR19/1015/F	Wimblington	The Cottages, Nixhill Farm, Nixhill Road, Wimblington	F	1	UC	0	1	1	0	0	0	1	0	0	1	
F/YR20/1006/F	Wimblington	Wimblington Methodist Church, Norfolk Street, Wimblington	F	1	UC	0	1	1	0	0	1	0	0	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR21/0455/F	Wimblington	1 Eastwood End, Wimblington	F	3	UC	2	1	1	1	0	0	0	0	0	0	
F/YR22/0332/F	Wimblington	Land South of 33 March Road, Wimblington	F	4	NS	0	0	4	0	0	1	2	1	0	4	
F/YR22/0633/F	Wimblington	Poultry Farm, Hook Drove, Wimblington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR22/0751/RM	Wimblington	Land North of 1 Church Street, Wimblington	RM	1	NS	0	0	1	0	0	1	0	0	0	1	
F/YR22/1242/F	Wimblington	Land West of 29 March Road, Wimblington	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR22/1261/PNC04	Wimblington	Barn West of Fenessence, Manea Road, Wimblington	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0791/F	Wimblington	Land Northwest of 41 King Street, Wimblington	F	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR23/0999/RM	Wimblington	Land South of 6 Eastwood End, Wimblington	RM	1	NS	0	0	1	0	0	1	0	0	0	1	
F/YR23/1010/PNC04	Wimblington	Barn at Englands Farm, Eastwood End, Wimblington	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/1071/F	Wimblington	Building Southeast of Laburnum House, Ghant Farm, Wimblington Road, Manea	F	2	NS	0	0	2	0	0	0	0	0	2	2	
F/YR24/0148/F	Wimblington	Land South of 6 Eastwood End, Wimblington	F	1	NS	0	0	1	0	0	0	1	0	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR24/0933/F	Wimblington	Tweenus, Manea Road, Wimblington	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR20/0466/RM	Wisbech	Land South of Denville Horseshoe Terrace, Leverington, Wisbech	RM	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR21/1002/F	Wisbech	Barn North of Orchard Lodge, Coxs Lane, Wisbech	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR21/1306/F	Wisbech	Golden View, North Brink, Wisbech	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/0275/F	Wisbech	Land To the East of 31 Railway Road, Wisbech	F	1	UC	0	1	1	1	0	0	0	0	0	0	
F/YR22/0520/O	Wisbech	The Test and Service Centre, Elm Road, Wisbech	O	4	NS	0	0	4	0	0	0	1	2	1	4	
F/YR22/0535/F	Wisbech	Land Southeast of 1 Victoria Road, Wisbech	F	2	NS	0	0	2	0	0	0	2	0	0	2	
F/YR22/0920/O	Wisbech	Land East of 224 - 232 Lynn Road, Wisbech	O	3	NS	0	0	3	0	0	0	0	1	2	3	
F/YR23/0023/F	Wisbech	9 Market Street, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0039/F	Wisbech	Land West of 93 - 94 North Brink Fronting Magazine Lane, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0107/F	Wisbech	Land East Of 15 Oakley Close, Accessed from Stow Road, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/0139/RM	Wisbech	Land East of Springfield, Barton Road, Wisbech	RM	1	NS	0	0	1		0	0	1	0	0	1	
F/YR23/0176/F	Wisbech	Smedley Trust Home, Cannon Street, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0281/PNC04	Wisbech	The Orchard Tea Room, Redmoor Lane, Wisbech	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0300/F	Wisbech	Barn West of Barton Farm Barton Road, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0818/F	Wisbech	3 Scrimshires Passage, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR23/0956/F	Wisbech	17 Broad Drove, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0981/O	Wisbech	Land North of 59 Stow Road/ Land rear of 51 Stow Road, Wisbech	O	1	NS	0	0	1	0	0	0	0	0	1	1	
F/YR23/1037/F	Wisbech	Land East of 23 Quaker Lane, Fronting Stow Lane, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/1045/F	Wisbech	Land Northwest of Sunnyside, Coxs Lane, Wisbech	F	4	NS	0	0	4	0	0	0	2	2	0	4	
F/YR23/1051/F	Wisbech	1 Exchange Square, Wisbech	F	3	NS	0	0	3	0	0	0	2	1	0	3	
F/YR23/1057/O	Wisbech	Land East of 8 Kings Walk, Wisbech	O	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR23/1060/O	Wisbech	Inglescombe, Barton Road, Wisbech	O	2	NS	0	0	2	0	0	0	0	1	1	2	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR23/1067/F	Wisbech	Land North of 6 Ramnoth Road, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/1069/F	Wisbech	10A Market Street, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0128/F	Wisbech	Land South Of 23 Victory Road, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0168/F	Wisbech	10D Kirkgate Street, Wisbech	F	2	NS	0	0	2	0	0	0	2	0	0	2	
F/YR24/0280/F	Wisbech	78 West Street, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0325/F	Wisbech	10 Market Place, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0366/F	Wisbech	113 Elm Low Road, Wisbech	F	2	NS	0	0	2	0	0	0	0	1	1	2	
F/YR24/0480/F	Wisbech	Land West of Kerraway, Magazine Lane, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0566/F	Wisbech	3 Church View, Orange Grove, Wisbech	F	3	NS	0	0	3	0	0	0	1	2	0	3	
F/YR24/0571/P NC08	Wisbech	98 Norfolk Street, Wisbech	PN	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0592/F	Wisbech	Barns Northwest of Dunroamin, Lords Lane, Wisbech	F	2	NS	0	0	2	0	0	0	1	1	0	2	
F/YR24/0650/R M	Wisbech	Land South of 2 Halfpenny Lane, Wisbech	RM	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0668/F	Wisbech	Land West of 1-5 Tinkers Drove, Wisbech	F	1	NS	0	0	1	0	0	0	1	0	0	1	
F/YR24/0754/F	Wisbech	7 Love Lane, Wisbech	F	2	NS	0	0	2	0	0	0	2	0	0	2	

Ref	Location	Address	Type	Total to be built	Status	Built at 31/03/24	Under construction	Outstanding	24/25 estimate	25/26	26/27	27/28	28/29	29/30	Total in 5 years	Justification
F/YR24/0826/F	Wisbech	Land North of 260 Elm Low Road, Wisbech	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR23/0836/F	Wisbech St Mary	Trafford Barns, Station Road, Wisbech St Mary	F	2	NS	0	0	2	0	0	0	2	0	0	2	
F/YR23/0905/F	Wisbech St Mary	Land Northwest of Hollycroft Bungalow, High Road, Wisbech St Mary	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0364/F	Wisbech St Mary	The Brambles, Bevis Lane, Wisbech St Mary	F	1	NS	0	0	1	0	0	0	0	1	0	1	
F/YR24/0530/P NC04	Wisbech St Mary	Land Southeast of Windy Ridge, Garden Lane, Wisbech St Mary	PN	2	NS	0	0	2	0	0	0	0	0	2	2	
F/YR24/0737/R M	Wisbech St Mary	Land Southeast of Tall Trees, Station Road, Wisbech St Mary	RM	3	NS	0	0	3	0	0	0	0	1	2	3	
<b>Total</b>				<b>461</b>		<b>25</b>	<b>45</b>	<b>428</b>	<b>35</b>	<b>20</b>	<b>25</b>	<b>135</b>	<b>143</b>	<b>80</b>	<b>403</b>	

## Appendix B – Windfall Justification

The housing supply can also include an assumption for future windfall development. Paragraph 75 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 large allocations in the form of Strategic Allocations and Broad Locations for Growth around the four market towns (normally over 250 dwellings) the adopted Fenland Local Plan 2014 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 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 very conservative. From the beginning of the plan period on April 1st 2011 until 31<sup>st</sup> March 2024 a considerable number of sites came forward on non-garden windfall sites which amount to an average per annum of 78% of all net completions. This is a similar rate to the period 2001 to 2011. Windfall data for the period 2011 to 2024 is shown in the following table:

Table 1: Windfall development by Year

Development Type / Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Total
Dwellings on Allocated Sites	31	38	82	30	45	89	8	73	106	21	95	87	88	793
Garden Windfall	19	32	33	39	42	39	27	32	39	29	22	20	16	389
Non-garden Windfall	160	251	215	483	208	307	414	295	377	317	297	487	422	4233
Total Windfall	179	283	248	522	250	346	441	327	416	346	319	507	438	4622
Total Dwellings	210	321	330	552	295	435	449	400	522	367	414	594	526	5415
Percentage (%) of non-garden windfall (rounded)	76	78	65	88	71	71	92	74	72	86	72	82	80	77

As the criteria-based policies of the Local Plan allow for new non-allocated, windfall sites to come forward it is 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 be 65% of the current windfall rate per annum.

During the first thirteen years of the plan period (April 2011 to March 2024) a total of 4,233 dwellings were built on non-garden windfall land. This provides an average of 325 dwellings per annum (rounded). 65% of this average is 211 dwellings per annum (rounded).

It is therefore estimated that additional land for 211 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 part of the five-year housing land supply period, as such sites will already have planning permission and will already be included in the five-year land supply calculation, but thereafter will contribute to the supply calculation. The windfall estimate is therefore applied as follows:

- Yr 1 – no windfall allowance
- Yr 2 – no windfall allowance
- Yr 3 – 50% windfall allowance (rounded) (105 dwellings)
- Yr 4 – windfall allowance (211 dwellings)
- Yr 5 - windfall allowance (211 dwellings)

*Total windfall allowance over five years – 527 dwellings*

Previous estimates of windfall have been very conservative with the caveat that this would be subject to review. In estimating windfall for this assessment, the Council has continued to apply a cautious approach, assuming a windfall allowance of 65% which is comfortably below the annual average for the past thirteen years (77%) and applying this to only half of the five-year period. The Council has taken a cautious approach in the past and will continue to do so, and this will be kept under review in future years.

Although growth in the long run is to be provided through the Strategic Allocations and Broad Locations for Growth, 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 – Dwelling Supply Older People’s Accommodation

National Planning Practice Guidance explains the method for counting residential institutions which provide accommodation for older people, against the housing requirement:

## ***How can authorities count older people’s housing in the housing land supply?***

*Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.*

*Paragraph: 026 Reference ID: 68-035-20190722*

To establish the amount of accommodation released in the housing market, the NPPG states that calculations should be based on the average number of adults living in households, using the published census data.

At the time of the census 2021, there were 10,900 adults aged 75 or over<sup>9</sup> living in 7,782 households within Fenland. This provides a ratio of households to people of 1.4 (rounded to 1dp).

Using the published census data for older people in Fenland, the following table provides a worked example to show the amount of accommodation released, expressed as equivalent number of dwellings, by a 50-bed care home.

### **Example: 50-bed care home scenario**

*No. of beds / ratio = accommodation released (dwellings)*

Beds	50
Ratio	1.40
Calculation = (50 divided by 1.38)	35.71
<b>Accommodation released (dwellings) (rounded)</b>	<b>36</b>

### **Dwelling supply**

The following table provides details of sites which the Council expects to deliver older people’s accommodation in use class C2 (e.g. care home, nursing home, etc.) within the forthcoming five-year period. Applying the ratio, these developments provide accommodation equivalent to 53 dwellings. The supply from dwellings within the five-year period should be increased by 53 dwellings, to reflect provision of older people’s accommodation (in C2 use class).

<sup>9</sup> Source: 2021 Census: [Create a custom dataset - Office for National Statistics](#)

## Supply from consented sites – Older People’s C2 Dwelling Supply

Planning app ref	Parish	Settlement	Location	Description	Application Type	Decision Date	Total beds	Dwelling equivalent (rounded)
F/YR22/0914/O	Wisbech	Wisbech	Nene Parade Bedford Street Chase Street Wisbech	Erect a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved)	Full	05/06/2023	70	50
F/YR24/0356/F	March	March	28A Upwell Road March	Change of use of dwelling (C3) to assisted living units (C2) including rendering and alterations to front window and installation of solar panels to roof (front) of existing dwelling, and installation of detached garden room	Full	27/06/2024	4	3
Total							74	53

## Appendix D - Supply of Gypsy and Traveller Pitches

The “Accommodation Needs of Gypsies, Travellers, Travelling Showpeople, Boat Dwellers and Bargees” was published in May 2025. The report concludes that there is a net need in the district for 66 residential pitches between 2024/25 to 2038/39.

The GTANA is available at this link: [Fenland GTANA Report - May 2025.pdf](#)

**Table 2 – Pitches granted planning permission since April 2024**

Ref	Address	Proposal	Granted date	No. of Pitches
F/YR22/0596/F	Land Northwest of Nemphlar, Begdale Road, Elm	Change of use of land for the use of travellers including the formation of 8 x caravan pitches (consisting of 2 x touring caravans per pitch), the erection of 2 x utility block buildings (8 x utility rooms) and a stable block, and the formation of hardstanding and an access	06/02/2025	8
F/YR22/1029/F (APP/D0515/W/23/3332133)	Land North of The Spinney, Galls Drove, Wisbech St Mary	Change of use of land for the stationing 1 x mobile home residential purposes and 1 x touring caravan, and the erection of an ancillary dayroom (part retrospective)	24/06/2024 Appeal	1
F/YR24/0304/F	Land East of Fern House, Birds Drove, Gorefield	Change of use of land to gypsy traveller's plot involving the siting of 2 x residential mobile homes and 2 x touring caravan, the formation of hardstanding, in-filling of ditch (to create vehicular access) and erection of 1.8m high fencing and a gate with 2.15m high brick piers (retrospective)	31/10/2024	2
F/YR24/0541/F	Glenoak Site, Harolds Bank, Gorefield	Change of use of land to gypsy & traveller residential use including the siting of 5 x caravans (retrospective)	15/05/2025	5
F/YR24/0610/F	Land East of Dragonfly Cottage, Seadyke Bank, Murrow	Change of use of land for the stationing 4 x residential mobile homes, formation of hardstanding and access and post and rail boundary fence (1.5 high max)	08/05/2025	4

F/YR25/0262/F	Land South of Dragons Rest, Purls Bridge Drove, Manea	Change of use of land to 1 x gypsy traveller's plot involving the siting of 1 x mobile home, 1 x touring caravan, formation of 2 x parking spaces and erection of a dayroom (part retrospective)	28/05/2025	1
<b>Total</b>				<b>21</b>