

CPCA HOUSING GRANT PROGRAMME APPLICATION PIPELINE - Updated 29/7/21

Scheme Name	LA	Provider	Planning Status	No of Units - Whole scheme	No of Units - To be funded	Estimated SOS date	Status 29 July 2021	RAG Status	Red site not likely	Yellow site - likely with problems	Green site - more likely
Kennett - village extension	ECDC	Palace Green Homes	Granted subject to completion of S106. S106 signed April 2020.	500	150	01/01/2022	Community Land Trust. Outline approved but reserved matters outstanding. s106 is signed. Pre-app on mix of housing. RM in due course. Additionality needs to be proven.		150		
North Ely, Phase 3 Lynn Road, Endurance Estates site	ECDC	Taylor Wimpey	Outline	258	26	TBC	potential to recoup some of the funding if land values improve via site viability review mechanism, s106 issues, with 10% affordable housing required on site. Additionality needs to be proven		26		
North Ely, 3A Orchard Green, Lynn Road (Phase 2), Endurance Estates site	ECDC	Vistry/Linden Homes	OUTLINE	258	46	TBC	Onsite dealing with infrastructure, and currently in for Reserved Matters. 18% of affordable housing has been agreed. No RP involved yet. Additionality needs to be proven		46		
Ely Extra Care, Lynn Road	ECDC	Cross Keys Homes	OUTLINE (Pending Reserved Matters Decision. Forms part of Phase 3 North, Ely)	75	75	TBC	This will provide a much needed extra care scheme - additionality needs to be proven along with definition of Affordable product.		75		
Ely MOD Infill Development (playing fields Heaton Drive, Ely) to remove	ECDC	Palace Green Homes	Still pending decision	53	10	31/05/2022	Potential grant to add an additional 10 units above planning requirements, and pending a decision with planning.			10	
Land adj 8 Hall Barn Road, Isleham	ECDC	tbc	OUTLINE (Pending Decision)	14	4	TBC	PP granted 2/3/2018. New application for planning submitted in 2020 for 17 dwellings. Still pending decision, but finalising s106, additionality needs to be proven.		4		
Soham Eastern Gateway	ECDC	This Land	In planning 19/01/2020/ESHYB pending	540	70	30/06/2022	There are still planning and infrastructure provision issues to be resolved indicating that SoS is still a way off for this scheme. In planning since Nov 19. Still pending a decision, additionality to be proven.		70		
New Road, Haddenham	ECDC	Heylo	in planning	24	11	31/12/2021	SN Developments in negotiations with Heylo to acquire 11 units for grant.				11
Marrowway Lane, Witchford	ECDC	Accent	OUTLINE approved	42	13	2022	Talks with ECDC and developer re development. Approved DPA waiver. Accent looking to talk on all 40 dwellings as affordable, additionality needs to be proven and CPCA can assist.			13	
Blackberry Road, Soham	East Cambs	Orbit	unknown	149	30	TBC	was initially rejected in 2018, due to overdevelopment issues - pending an appeal resolution. 20% for affordable housing with 8 self build.				0
Chewell Lane, Haddenham	East Cambs	Orbit	Outline	34	10	2022	will require RM, as it has outline planning for residential.				10
Heaton Lane, Ely	East Cambs	Palace Green Homes	Pending decision	53	16	2022					16
High Flyer Farm, Ely	East Cambs	Clarion	Approved	200	28	2021/22?	currently having a deed of variations and discharge of conditions before going on site.				28
Station Road, Haddenham	East Cambs	Accent	Pending Reseved Matter Approval	48	14	2022	Pending RM, has outline planning				14
Whittlesey Green	FDC	Heylo/Larkfleet	full	8	8	on site	8 additional properties from Larkfleet site to be purchased by Heylo. Application has been received and is being considered, part of a remit from Heylo				8
Elm Low Road, Wisbech (Seagate Homes)	FDC	Seagate Homes/Rentplus	in planning	175	175	31/03/2022	Rentplus are looking to acquiring the additional units for CPCA, opportunity to be delivered.				175
Wimblington	FDC	CHS	pre planning	14	14	01/04/2023	Possible rural exception site, at very early stages. 10 rented and 4 shared ownership units.			14	
Yaxley Road, Holme	HDC	Cross Keys Homes?	Outline to be approved imminently.	10	6	31/08/2022	Planning approved in principle - may come forward for programme deadline after Mar 2022			6	
Wintringham Park	HDC	CKH	Outline application	2,800	30	on site	s106 agreed for 490 homes. Maybe more additionality if viability challenges are accepted.			30	
Tunkers Lane, Ramsey,	HDC	tba	outline	87	87	01/01/2023	RP looking at 100% affordable housing on this site. RM required, looking at SOS Feb/Mar 22.			87	
Alconbury Weald Key Phase 1	HDC	CKH	Outline	879	88	31/07/2022	To explore further potential of increasing AH units above agreed S106. Some affordable housing has been funded - further options could be possible.			88	
Hemingsford Grey RES	HDC	Accent	No application yet	20	12	30/11/2022	12 months. Potential rural exception sites				12
Alconbury Weston RES	HDC	Cross Keys	No application yet but informal planning advice secured.	15	9	30/09/2022	12 months. Potential rural exception sites				9
Somersham RES	HDC	tba	No application yet, but planning advice secured	30	22	30/09/2022	12 months. Potential rural exception sites				22
Garage Sites St. Neots	HDC	Chorus	No application yet, but planning advice secured	25	25	30/09/2022	18 months. development on existing land in RP ownership				25
Larkfleet site (various)	PCC	Larkfleet	full	50	50	TBC	going through corporate review, awaiting what may follow.		50		
Northborough	PCC	CKH	outline	18	18	01/07/2022	Will be after Mar 22			18	
Barnack Village	PCC	CKH	pre planning	7	7	01/10/2022	own land, purchasing further land, infill site.		7		
Great Haddon, Phase 2 - O & H site	PCC	CKH	in planning	560	100	31/01/2022	currently in planning at final stages for consent. With O & H part of the site. 200 units in total but 100 are under s106, and the additionality is a further 100 to CPCA with grant.				100
Hargate & Hempsted Ward site	PCC	CKH	Pre-planning	90	90	01/07/2023	possibilities on a site but needs pre-planning support. 70 to 90 units, and in the pipeline for SOS April 23.				90
Bretton Court, Phase 2	PCC	Medesham	Pre-planning	40	40	31/12/2022	Phase 2 of Bretton Court, going for pre-app			40	
Bretton Court, Phase 3	PCC	Medesham	Pre-planning	39	39	31/12/2022	Phase 3 of Bretton Court, going for pre-app			39	
Midgate House	PCC	Rentplus	permitted development	85?	85	30/06/2022	Numbers yet to be confirmed. Design and units sizes been challenged, by CPCA and PCC. Housing Company will re-approach.			85	
Bayard Plaza, Peterborough	PCC	Rentplus	full PD	41	41	on site	Rentplus are looking to acquire some units on the site.				41
Yorkshire Building Society (YBS), Lynch Wood, Peterborough	PCC	Rentplus	permitted development	136	136	30/09/2021	permitted development of an old office building with parking grounds for housing development. Recently vacated, and would be considered by Rentplus.				136
Churchgate House, Peterborough	PCC	Rentplus	permitted development	86	86	31/03/2022	Another permitted development by Brightfield Group, 3rd project, after YBS. Rentplus project.				86
Wittering RAF	PCC	PCC	permitted development	81	81	31/01/2022	Empty available housing at RAF Wittering and would require grant.				81
Former Gloucester Sites, Shrewsbury Road	PCC	CKH	TBC	36	36	31/03/2022	new site for additionality a grant is required. Has outline planning, will require RM.				36
Newborough, Peterborough	PCC	CKH	TBC	17	17	31/10/2022	new site, has no planning consent, but will be affordable housing, and currently agreeing HOTS. 8 affordable rent and 7 shared ownership.				17
Liberty Global site	PCC	Liberty Global	pre-app	80	80	30/03/2023	A potential to be a 100% affordable housing site.				80
Phase 1, West Camboorne	SCDC	St Arthurs Homes	PP	969	110	on site	Big site, with the potential to achieve 110 depending on costs per unit. Taylor Wimpey and Bovis homes due on site.			110	
Meadowcroft Way, Orwell	SCDC	SCDC	Planning Application Submitted	4	4	Dec-21	9-12 months build				4
Papworth	SCDC	Rentplus/Brightfield	permitted development	70	70	30/04/2022	permitted development of a hospital grounds for housing development. Recently vacated, and would be considered.				70
CLT											
Swaffham Bulbeck	ECDC	CLT	outline	48	45	31/03/2022	3 self builds and 45 units will be affordable - however additionality will have to be proven				45
Wilberton & Streatham	ECDC	CLT	outline	115	35	31/03/2023	a further 115 plot with 35 affordable and additionality will have to be proven as 75 will be market housing.				35
Manor Farm Phase 4	ECDC	CLT	PP	100	29	on site	23 units on first 3 phases achieved a further 6 units on Phase 4, additionality will have to be proven				29
Little Thetford	ECDC	CLT	pre-app	?	?	TBC	need to get planning application in for housing by March 22, as have funding from HE to achieve this, the additionality will have to be proven.				?
Houghton & Wyton	ECDC	CLT	pre-app	tbc	17	tbc	3 parcels, Parcel 1 - completed, parcel 2 in planning and Parcel 3 in development by Morris Homes - additionality has yet to be proven. Start up grant to be agreed.				17
				8635	2069				206	620	1117