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AGENDA

CABINET

MONDAY, 13 JUNE 2022

4.00 PM

COUNCIL CHAMBER, FENLAND HALL, COUNTY ROAD, MARCH

Committee Officer: Linda Albon
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Whilst this meeting is being held in public, we encourage members of the public to view the meeting via our YouTube channel: https://youtu.be/scL5Zqxlp20

1 To receive apologies for absence

2 Previous Minutes (Pages 3 - 6)

To confirm and sign the minutes of the meeting held 12 May 2022.

3 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified

4 To receive members' declaration of any interests under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting

5 Appointments to Outside Bodies (Pages 7 - 16)

The purpose of this Report is to enable Cabinet to review and agree the list of outside bodies and nominations for representatives on those organisations for 2022/23.

6 Civil Parking Enforcement Update (Pages 17 - 22)

To update members on progress made so far by FDC and Cambridgeshire County Council in respect of the CPE implementation works, following the previous Cabinet update paper on 21st October 2021.

7 Wisbech Levelling Up Fund Bid Project Selection (Pages 23 - 28)

For Cabinet to formally agree the projects to be submitted to Government in the Council's Levelling Up Fund bid.

8 Draft Local Plan (Pages 29 - 298)

The purpose of this report is for Cabinet to approve the Draft version of the Local Plan for public consultation. The Draft Local Plan can be viewed at Appendix 1 and the accompanying Draft Policies Map (including Settlement Insets maps) at Appendix 2.

Schedule 1 comprises exempt information - to exclude the public (including the press) from a meeting of a committee it is necessary for the following proposition to be moved and adopted: "that the public be excluded from the meeting for Items which involve the likely disclosure of exempt information as defined in paragraph 5 of Part I of Schedule 12A of the Local Government Act 1972 (as amended) as indicated."

9 24 High Street, Wisbech - Award of Contract and Approval of Associated Finance & Officer Delegations (Pages 299 - 302)

To provide Cabinet with an update on progress related to the 24 High Street Project and to seek authorisation to enter into a construction contract following the conclusion of the current procurement process.

Schedule 1 comprises exempt information - to exclude the public (including the press) from a meeting of a committee it is necessary for the following proposition to be moved and adopted: "that the public be excluded from the meeting for Items which involve the likely disclosure of exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 (as amended) as indicated."

10 Draft 6 Month Cabinet Forward Plan (Pages 303 - 304)

For information purposes.

11 Items which the Chairman has under item 3 deemed urgent

Wednesday, 1 June 2022

Members: Councillor C Boden (Chairman), Councillor Mrs J French (Vice-Chairman), Councillor I Benney, Councillor S Clark, Councillor Miss S Hoy, Councillor Mrs D Laws, Councillor A Lynn, Councillor P Murphy, Councillor C Seaton and Councillor S Tierney

CABINET

THURSDAY, 12 MAY 2022 - 2.00 PM

PRESENT: Councillor C Boden (Chairman), Councillor Mrs J French (Vice-Chairman), Councillor I Benney, Councillor S Clark, Councillor Miss S Hoy, Councillor A Lynn, Councillor P Murphy, Councillor C Seaton and Councillor S Tierney

APOLOGIES: Councillor Mrs D Laws

CAB57/21 PREVIOUS MINUTES

The minutes of the meeting held 22 March 2022 were agreed and signed.

CAB58/21 DRAFT LOCAL PLAN

Councillor Boden announced that owing to national announcements made over the last few days regarding planning, it was proposed that this agenda item be withdrawn to allow officers time to assess the implications and whether any amendments may be required. The report could then be returned duly amended for consideration at the next Cabinet meeting.

Proposed by Councillor Mrs French, seconded by Councillor Lynn and Cabinet AGREED to defer the Draft Local Plan report to the next meeting of Cabinet on 13 June 2022.

CAB59/21 UPDATE ON WISBECH LEVELLING UP FUND REGENERATION BID

Members considered the Wisbech Levelling Up Fund Regeneration Bid update report presented by Councillor Seaton.

Proposed by Councillor Seaton, seconded by Councillor Lynn and Cabinet AGREED to note the contents of the Wisbech Levelling Up Fund update report and ongoing progress in developing a LUF bid to Government.

CAB60/21 FENLAND TRANSPORT STRATEGY

Members considered the Fenland Transport Strategy report presented by Councillor Seaton.

Members made comments, asked questions and received responses as follows:

- Councillor Hoy said having previously read the report at County Council, she finds it sad how people, particularly in the rural areas of Fenland, have little access to some vital services. As a district council we are aware of how reliant people are on roads but what happens if the road infrastructure is not there; it is all well and good providing electric buses, but people still need to use roads. All has gone quiet on the A47 and the number 68 bus in Wisbech seems to have been given a stay of execution; there are a lot of things we need to work on going forward. There is also the Wisbech Access Strategy, where around £10.5 million seems to have been wasted on some designs. This does not make good reading for our area and although we are not a transport authority, we do need to push the message that more infrastructure is needed.
- Councillor Seaton thanked Councillor Hoy for her comments and said he could not disagree with anything she said. He is still waiting to see a paper at the Combined Authority on the way

forward for the A47, but road infrastructure is something he constantly raises.

- Councillor Tierney agreed we need to keep in mind we are a rural area; we cannot immediately switch to various sustainable modes of transport as other councils may think. We cannot do away with cars as that would be disastrous and the infrastructure is not even close to being there. For the good of Fenland, we need to push back on these plans a little and ensure that anything that moves forward does so sensibly with our communities in mind. He echoes the comments made by Councillor Hoy on the Wisbech Access Strategy. It is shocking that all these years and all that work down the line, those millions of pounds have amounted to nothing and, although it is outside of this council's authority, in his opinion heads should roll. Councillor Boden said it is no longer the responsibility of the County Council, this sits with the Combined Authority, and it seems there is no interest in pursuing any further transport work for Wisbech or even March.
- Councillor Seaton said that he also could not disagree with Councillor Tierney. He continually tells the Combined Authority's Transport Committee that we are extremely rural and cannot suddenly turn to electric transport; we still need cars and road infrastructure.
- Councillor Boden asked Councillor Seaton if, considering the comments made by Councillor Hoy and Councillor Tierney, he would approve a proposed alteration to the priority of the objectives in the report and a suggested amendment to the position of the primacy of the car in the medium and shorter term in Fenland, which can be fed back to the Combined Authority. Councillor Seaton agreed this would be appropriate.
- Councillor Boden suggested therefore that the order of the four objectives as outlined in the report should be changed so that Objective 2 becomes the primary objective, and that Objective 3 become Objective 2, and Objective 1 becomes Objective 3. Councillor Seaton accepted that alteration. Therefore, the objectives be rewritten as follows:
  Objective 1 – Support the needs of the local economy by developing better connectivity to places of education, retail, employment and healthcare.
  Objective 2 – Reduce the impact of rural isolation on the day-to-day life and future prospects of Fenland residents by developing better access solutions to key services and facilities.
  Objective 3 – Enable residents to live fit and healthy lifestyles, as they are able, by developing and promoting a connected, safe and viable active travel network and improving wellbeing.
  Objective 4 – Meet the challenge of climate change and enhance the natural environment by encouraging people to travel more sustainably.
- Councillor Seaton said he was happy with that alteration, adding that in fact, it is what had been requested to be changed in the report, but the amended report had not come to Cabinet in time.
- Councillor Boden suggested that we also relay to the County Council that any realistic transport strategy for Fenland must acknowledge the primacy of the car in the short and medium term. Councillor Seaton agreed that was acceptable.
- Councillor Tierney asked if, in respect of the fourth proposal, we could add something like, 'where affordable in difficult financial climates.' He is concerned that we show we understand the difficulties of some peoples' situations. Councillor Boden asked Councillor Seaton if it was therefore acceptable to add: 'in circumstances where it is affordable taking into account the current financial circumstances.' Councillor Seaton agreed that he found this acceptable.

Proposed by Councillor Seaton, seconded by Councillor Tierney and Cabinet AGREED to note the:

- **progress to date on the development of the draft Fenland Transport Strategy and its amended contents, and to note the next steps for the development of the strategy towards adoption in 2023.**
- **proposed stakeholder and public engagement timetable with the additional comments.**

(Councillor Mrs French declared an interest stating that she sits on the Highways and Transport Authority at Cambridgeshire County Council and took no part in this discussion).

CAB61/21 24 HIGH STREET, WISBECH

Members considered the 24 High Street, Wisbech Project update report presented by Councillor Seaton.

Councillor Tierney said it would be remiss of him not to say this is a very important project for Wisbech. A lot of good work is going on in Wisbech currently; there is still much work to be done but already the look of the High Street has improved. This will be the icing on the cake if we can get it right. He thanked the officers and councillors who are working to make this happen.

Proposed by Councillor Seaton, seconded by Councillor Hoy and Cabinet AGREED to note the current position in relation to the 24 High Street project.

CAB62/21 DRAFT 6 MONTH CABINET FORWARD PLAN

Councillor Boden presented the draft 6-month Cabinet Forward Plan and stated that the deferred agenda item 5 regarding the Draft Local Plan would need to be added for June.

Councillor Hoy said that the Housing Enforcement Policy should be moved from June to July Cabinet as the consultation only finishes on 8th June. Councillor Boden noted the amendment.

CAB63/21 ANGLIA REVENUES PARTNERSHIP - S.113 AGREEMENT (CONFIDENTIAL)

Members considered the confidential Anglia Revenues Partnership – S.113 Agreement report presented by Councillor Mrs French.

Proposed by Councillor Mrs French, seconded by Councillor Seaton and Cabinet AGREED to recommend Council approve the Head of the ARP and the ARP Operational Improvement Board negotiating and entering into a renewed Section 113 agreement to enable ARP officers to provide ongoing fraud services to Norwich City Council.

(Members resolved to exclude the public from the meeting for this item of business on the grounds that it involved the disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972)

2.26 pm Chairman

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Agenda Item No.:	**5**	Fenland CAMBRIDGESHIRE
Committee:	**Cabinet**	
Date:	**13 June 2022**	
Report Title:	**Appointments to Outside Bodies 2022/23**	

1. PURPOSE/SUMMARY

1.1. The purpose of this Report is to enable Cabinet to review and agree the list of outside bodies and nominations for representatives on those organisations for 2022/23.

2. KEY ISSUES

2.1. The nomination and review of representatives on outside body organisations is the responsibility of Cabinet.

2.2. In addition to attending Council meetings and other constituency work, Councillors are required to sit as representatives of the Council on other organisations and agencies known as Outside Bodies.

2.3. An "Outside Body" is an organisation that has a separate governance structure to that of the Council. The Council appoints elected members to represent it on a range of Outside Bodies at a national and local level. Such appointments ensure that the Council's and residents interests are represented within key agencies.

2.4. The Council recognises the value outside organisations make to the wider community and in the achievement of the Council's corporate priorities.

2.5. The rules relating to political proportionality in relation to the membership of committees are set out in The Local Government and Housing Act 1989 and the supporting regulations. It is best practice to reflect these rules when allocating places on outside body organisations.

3. RECOMMENDATIONS

It is recommended that Cabinet:

3.1. Agree the proposed nominations in respect of Outside Bodies which require Fenland District Council representation.

3.2. Note where requirements to provide representatives on outside organisations cannot currently be fulfilled

3.3. Delegate to the Corporate Director and Monitoring Officer in consultation with the Leader of the Council and Group Leaders the addition or deletion of outside bodies as the need arises during the municipal year and appointment of members to vacancies on outside bodies during the municipal year.

Wards Affected	All
Portfolio Holder(s)	Councillor Chris Boden
Report Originator(s)	Amy Brown, Head of Legal and Governance and Acting Monitoring Officer – amybrown@fenland.gov.uk Peter Catchpole – Corporate Director and Section 151 Officer petercatchpole@fenland.gov.uk
Contact Officer(s)	Elaine Cooper, Team Leader – Elections, Land charges and Member Services – ecooper@fenland.gov.uk
Background papers	Outside Bodies Cabinet Report

4. BACKGROUND/INTRODUCTION

4.1. Cabinet have endorsed that Outside Bodies should fall into one of the following criteria in order to receive representation from the District Council:

- Statutory Outside Bodies
- Organisation to which the District Council contributes funding - To ensure public money is used properly and achieves value for money
- Organisations which have a clear link to key objectives outlined in the Business Plan.

4.2 Political proportionality rules are applied to outside bodies as best practice by the Council. It should be noted that political groups can appoint members who are not aligned to a political group, or indeed aligned to another group, to seats allocated to them, under the political proportionality rules.

4.3 It is envisaged that the process of nominating and reviewing representatives on Outside Bodies will occur at the start of the municipal year unless in exceptional circumstances.

4.4 The table contained within Appendix A outlines the Outside Bodies currently requiring representation, the level of required representation and any proposed new appointments, which Cabinet are asked to endorse, in addition to highlighting where vacancies exist.

4.5 Whilst expressions of interest have been proactively sought from all members of the district council resulting in a considerable reduction in the number of unfilled vacancies, there continues to be a number of opportunities for representation which will remain vacant. Cabinet are asked to note these at this time and consider nominations for these vacancies as and when they come forward in the future.

4.6 The number of outside organisations requiring representation for 2022/23 will be to 54.

Appendix A

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
1	Anglia Revenue Partnership	1 + 2 substitutes	Cllr Mrs French Substitutes: Cllr Connor Cllr Miss French	Cllr Mrs French Substitutes: Cllr Connor Cllr Miss French	Conservative
2	Benwick Internal Drainage Board (IDB)	4	Cllr Laws Cllr Miscandlon Cllr Mrs Mayor Cllr Wicks	Cllr Laws Cllr Miscandlon Cllr Mrs Mayor Cllr Wicks	3 Conservatives 1 Fenland Independents Alliance (FIA) (including 2 Liberal Democrats and 1 Member of The Green Party)
3	Cambridgeshire Horizons Board	1	Cllr Boden	Cllr Boden	Conservative
4	Cambridgeshire Military Community Covenant Board	1	Cllr Tierney	Cllr Tierney	Conservative
5	Cambridgeshire Police and Crime Panel	1 + 1 substitute	Cllr Lynn Substitute: Cllr Connor	Cllr Lynn Substitute: Cllr Connor	Conservative
6	Cambridgeshire Health and Wellbeing Board + District Lead Members Group	1	Cllr Clark	Cllr Clark	Conservative
7	Chatteris Community Centre Association	2	Cllr Murphy or Cllr Benney TBC Cllr Divine	Cllr Murphy or Cllr Benney TBC Cllr Divine	1 Conservative 1 FIA

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
8	College of West Anglia Governing Body	1	Cllr Topgood	Cllr Topgood	Conservative
9	Community Learning and Skills Partnership	1	Cllr Benney	Cllr Benney	Conservative
10	Curf and Wimblington Combined IDB	1	Cllr Davis	Cllr Davis	Conservative
11	Feldale IDB	7	Cllr Laws Cllr Boden Cllr Miscandlon Cllr Mrs Mayor Cllr Wicks	Cllr Laws Cllr Boden Cllr Miscandlon Cllr Mrs Mayor Cllr Wicks Cllr Mockett	5 Conservatives (1 Conservative vacancy) 2 FIA (1 FIA Vacancy)
12	Fenland Association of Community Transport	1	Cllr Seaton	Cllr Seaton	Conservative
13	Fenland Diverse Communities Forum	1	Cllr Tierney	Cllr Tierney	Conservative
14	Fenland Tension Monitoring Group	1	Cllr Hoy	Cllr Hoy	Conservative
15	Fenland Transport and Access Partnership	1	Cllr Topgood	Cllr Topgood	Conservative
16	Fenland Transport Strategy	2	Cllr Seaton Cllr Wicks	Cllr Seaton Cllr Wicks	1 Conservative 1 FIA

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
17	Fenland Twinning Association	4	Cllr Mrs Hay Cllr Mrs Mayor Cllr Topgood Cllr Cornwell	Cllr Mrs Hay Cllr Mrs Mayor Cllr Topgood Cllr Cornwell	3 Conservatives 1 FIA
18	Hanson, Fletton Brickworks Industry	1	Cllr Boden	Cllr Boden	Conservative
19	Health Committee	1 + 1 substitute	Cllr Clark Substitute Member Cllr Topgood	Cllr Clark Substitute Member Cllr Topgood	Conservative
20	Hundred of Wisbech IDB	15	Cllr Topgood Cllr Wallwork Cllr Lynn Cllr Hoy Cllr Rackley Cllr Sutton Cllr Booth Cllr Tanfield	Cllr Topgood Cllr Wallwork Cllr Lynn Cllr Hoy Cllr Rackley Cllr Sutton Cllr Booth Cllr Tanfield Cllr Meekings	10 Conservatives (5 Conservative vacancies) 5 FIA (2 FIA Vacancies)
21	Kings Lynn IDB	1	Cllr Rackley	Cllr Rackley	Conservative
22	LGA/ LGA Rural Commission/ LGA Urban Commission	1 + 1 Substitute	Cllr Boden Substitute member Cllr Mrs French	Cllr Boden Substitute member Cllr Mrs French	Conservative
23	Manea and Welney Drainage Commissioners	3	Cllr Marks Cllr Sutton	Cllr Marks Cllr Sutton	2 Conservative (1 Conservative vacancy) 1 FIA Councillor Sutton takes 1

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
					Conservative seat
24	March Area Transport Study	2	Cllr Count Cllr Cornwell	Cllr Count Cllr Cornwell	1 Conservative 1 FIA
25	March West and White Fen Internal Drainage Board (Previously known as March and Whittlesey IDB)	6	Cllr Mrs French Cllr Mrs Laws Cllr Miscandlon Cllr Cornwell Cllr Wicks	Cllr Mrs French Cllr Mrs Laws Cllr Miscandlon Cllr Cornwell Cllr Wicks Cllr Mockett	4 Conservatives (1 Conservative vacancy) 2 FIA
26	March East IDB	11	Cllr Purser Cllr Clark Cllr Topgood Cllr Cornwell Cllr Marks Cllr Yeulett Cllr Davis Cllr Mrs French	Cllr Purser Cllr Clark Cllr Topgood Cllr Cornwell Cllr Marks Cllr Yeulett Cllr Davis Cllr Mrs French	7 Conservatives (4 Conservative vacancies) 4 FIA (1 FIA vacancy)
27	March Education Foundation	1	Cllr Purser	Cllr Purser	Conservative
28	March Fifth District Drainage Commissioners	8	Cllr Mrs French Cllr Cornwell Cllr Yeulett	Cllr Mrs French Cllr Cornwell Cllr Yeulett	5 Conservatives (4 Conservative vacancies) 3 FIA (1 FIA vacancy)
29	March Sixth District	4	Cllr Mrs French	Cllr Mrs French	3 Conservatives

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
	Drainage Commissioners		Cllr Cornwell	Cllr Cornwell	(2 Conservative vacancies) 1 FIA
30	March Third IDB	5	Cllr Mrs French Cllr Cornwell Cllr Yeulett	Cllr Mrs French Cllr Cornwell Cllr Yeulett	3 Conservatives (2 Conservative vacancies) 2 FIA
31	Middle Level Commissioners	3	Cllr Laws Cllr Miscandlon Cllr Sutton	Cllr Laws Cllr Miscandlon Cllr Sutton	2 Conservatives 1 FIA
32	Needham and Laddus IDB	1	Cllr Sutton	Cllr Sutton	Conservative FIA has Conservative seat
33	Nightlayer IDB	10	Cllr Benney Cllr Mrs French Cllr Hay Cllr Murphy Cllr Divine	Cllr Benney Cllr Mrs French Cllr Hay Cllr Murphy Cllr Divine Cllr Boden	7 Conservatives (3 Conservative vacancies) 3 FIA (2 FIA vacancies)
34	North Level District IDB	7	Cllr Humphrey Cllr Sam Clark Cllr Laws Cllr Mrs Mayor Cllr Miscandlon Cllr Booth Cllr Wicks	Cllr Humphrey Cllr Sam Clark Cllr Laws Cllr Mrs Mayor Cllr Miscandlon Cllr Booth Cllr Wicks	5 Conservatives 2 FIA
35	Wisbech Community Development Trust (Oasis	1	Cllr Rackley was the nominated representative but stood down in	No nominated representative	Conservative (1 Conservative vacancy)

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
	Village Centre)		June 2020.		
36	Ransonmoor District Drainage Commissioners	2	Cllr Connor Cllr Wicks	Cllr Connor Cllr Wicks	1 Conservative 1 FIA
37	RECAP	1 +1 Substitute member	Cllr Murphy Substitute: Cllr Tierney	Cllr Murphy Substitute: Cllr Tierney	Conservative
38	Rural Cambs CAB	3	Cllr Miscandlon Cllr Booth	Cllr Miscandlon Cllr Booth	2 Conservatives (1 Conservative vacancy) 1 FIA
39	Safer Fenland Partnership	1	Cllr Lynn	Cllr Lynn	Conservative
40	The Wash and North Norfolk Marine Partnership	1	Cllr Rackley	Cllr Rackley	Conservative
41	The Combined Authority	1 + 1 Substitute	Cllr Boden Substitute: Cllr Mrs French	Cllr Boden Substitute : Cllr Mrs French	Conservative
42	The Combined Authority Overview and Scrutiny Committee	2 + 2 Substitutes	Cllr Hay Cllr Miscandlon Substitute: Cllr Tierney 1 vacancy	Cllr Hay Cllr Miscandlon Substitute: Cllr Tierney 1 vacancy	Conservative
43	The Combined Authority Audit and Governance Committee	1 + 1 Substitute	Cllr Benney Substitute: Cllr Hoy	Cllr Benney Substitute: Cllr Hoy	Conservative
44	The Combined	1 +1 sub	Cllr Miss French	Cllr Miss French	Conservative

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
	Authority Employment Committee		Substitute: Cllr Mrs Davis	Substitute: Cllr Mrs Davis	
45	The Combined Authority Housing and Communities Committee	1+1 Sub	Cllr Boden Substitue: Cllr Mrs Laws	Cllr Mrs Laws Substitute: Cllr Boden	Conservative
46	The Combined Authority Transport and Infrastructure Committee	1+1 Sub	Cllr Seaton Substitute: Cllr Boden	Cllr Seaton Substitute: Cllr Boden	Conservative
47	The Combined Authority Skills Committee	1+1 Sub	Cllr Seaton Substitute: Cllr Mason	Cllr Seaton Substitute: Cllr Mason	Conservative
48	Upwell IDB	2	Cllr Rackley Cllr Sutton	Cllr Rackley Cllr Sutton	1 Conservative 1 FIA
49	Waldersey IDB	2	Cllr Rackley Cllr Sutton	Cllr Rackley Cllr Sutton	1 Conservative 1 FIA
50	Warboys, Somersham and Pidley IDB	1	No nominated representative	No nominated representative	Conservative (1 Conservative vacancy)
51	Whittlesey & District IDB	5	Cllr Mason Cllr Laws Cllr Mrs Mayor Cllr Wicks	Cllr Mason Cllr Laws Cllr Mrs Mayor Cllr Wicks	3 Conservatives 2 FIA (1 FIA vacancy)
52	Wisbech Access Strategy Member Steering Group	2	Cllr Lynn or Cllr Rackley TBC Cllr Booth	Cllr Lynn or Cllr Rackley TBC Cllr Booth	1 Conservative 1 FIA
53	Young People	1	Cllr Purser	Cllr Purser	Conservative

Ref No	Outside Body	Number of representatives required	Current nominated representatives 2021/22	To be nominated representatives 2022/23	Proportionality
	March				
54.	Water Resources East (WRE) Strategic Advisory Group	1	Cllr Laws	Cllr Laws	Conservative

Agenda Item No:	**6**	
Committee:	**Cabinet**	
Date:	**13 June 2022**	
Report Title:	**Economic Growth & Assets – On and Off-Street Parking Enforcement Update Paper**	

1. Purpose / Summary

To update members on progress made so far by FDC and Cambridgeshire County Council in respect of the CPE implementation works, following the previous Cabinet update paper on 21st October 2021.

2. Key Issues

- Cambridgeshire County Council CPE Progress
- Traffic Regulation Order Survey, Review and Corrective Works
- Agency Agreement and Service Level Agreement
- Off Street Parking Places Regulation Review
- Project Delivery Timeline
- On and Off-Street Enforcement and Administration Options
- Project Risks and Funding
- Liaison with Key Partners
- SCDC, HDC CPE Progress

3. Recommendations

It is recommended that Cabinet:

a) Note the progress being made by FDC and CCC in respect of moving the introduction of CPE forward

Wards Affected	All
Forward Plan Reference (if applicable)	
Portfolio Holder(s)	Cllr Chris Boden, Cllr Jan French
Report Originator(s)	Garry Edwards Engineering Manager gedwards@fenland.gov.uk
Contact Officer(s)	Peter Catchpole Corporate Director – Finance petercatchpole@fenland.gov.uk
Background Paper(s)	FDC Cabinet Paper 21-10-2021
Reference Documents	

1. Cambridgeshire County Council CPE Implementation Progress

Cambridgeshire County Council officers have been in regular communication with the FDC CPE project team and good progress has been made so far on various aspects of the implementation process.

A draft application to the Department for Transport for a Civil/Special Enforcement Area Designation Order for the introduction of CPE in Fenland has been prepared by Cambridgeshire County Council in partnership with FDC and a consultation exercise undertaken. The application will be finalised using statutory consultee feedback and it is anticipated that the application will be put forward to the DfT later in the year.

2. Traffic Regulation Order Survey, Review and Corrective Works

The largest task required for the implementation of CPE is the on-site surveying, reviewing, and the undertaking of any necessary corrective works associated with the existing traffic regulation order signing and lining.

The On-street traffic regulation order surveys were completed in November with the works being divided into four segments given the scale of the task. As anticipated, hundreds of inaccuracies were observed, and query lists produced with the data being digitally mapped. The last data set was forwarded to the County Councils Policy and Regulation team for checking at the end of March.

County Council officers continue to work through the TRO queries to determine how best to rectify the inaccuracies. This work is anticipated to take several months, and upon completion the information will be used by the County Councils framework contractor (Milestone) to prepare a signing and lining works package quotation for consideration.

Progress has been slower than anticipated, however this is being closely monitored and any slippage in the programme will be highlighted going forward.

3. Agency and Service Level Agreements

Cambridgeshire County Council are the Highway Authority as defined in The Road Traffic Regulation Act 1984 and have responsibility for all roads in the County of Cambridgeshire. Only the Highway Authority can apply to the Department for Transport for a Civil/Special Enforcement Area Designation Order for the introduction CPE in accordance with the Traffic Management Act 2004.

For the County Council to discharge certain functions to FDC and to act as an agent to the County Council for the delivery of on-street enforcement and notice processing, an agency agreement needs to be formed. A service level agreement will form part of the agency agreement and define responsibility for things such as enforcement officer patrol requirements, PCN processing and appeals, sign and line maintenance, CPE surplus and deficit and CPE monitoring and reporting.

CCC and FDC officers have been working on the development of a draft agency agreement. Once complete the document shall be developed further by the FDC CPE project team, before being put forward to FDC members for approval.

4. Off Street Parking Places Regulation Review

In preparation for the implementation of CPE, all FDC owned/managed Off-street public cars parks will need to be reviewed and the signing and lining suitably amended to ensure no waiting and any short and long stay requirements are met. FDC officers will reviewing all FDC car parks over the coming months to inform a signing and lining works package.

Car Parks with existing Off-street parking place orders under the Road Traffic Regulation Act 1984 shall be brought up in line within the requirements of CPE under the Traffic Management Act 2004, with new orders placed upon those sites currently without orders. Work has already commenced on a new district wide CPE Off-street parking places order which shall be put forward in Q3 for review by the FDC CPE project team.

5. Project Delivery Timeline

Following approval of CPE at the Cambridgeshire County Council Highway and Transport Committee in September, the project timeline was reprofiled with the CPE designation order anticipated to be brought into effect in October 2023. Good progress has so far been made over the last 6 months in respect of moving CPE forward within Fenland and currently the October 2023 implementation date remains on track. However, it is recognised that a great deal of work has still to be completed by both organisations and there are several factors which could inadvertently result in project slippage.

The Department for Transport invites CPE applications for submission to the Secretary of State in April and October and the time taken for the DfT to consider and reach a decision is ordinarily around 6 months. It is still intended to put forward a CEA/SEA application in October 2022 providing FDC and CCC have an agency agreement in place.

6. On and Off-Street Enforcement and Administration Options

The FDC CPE feasibility study outlined several models for delivery of enforcement and administrative services for the implementation of CPE in Fenland. FDC officers have since explored potential external service provision with many of FDC's neighbouring local authorities. The findings of this work will be reported back to the FDC CPE project team for consideration.

7. Project Risks and Funding

The £400k grant funding from the Cambridgeshire and Peterborough Combined Authority (CPCA) will be used to cover the FDC CPE capital set-up costs. The TRO survey works revealed a large number of anomalies and CCC officers continue to check through the large amounts of data collected which will be ongoing for several months. Progress has been slower than anticipated, however this is being closely monitored and any slippage in the programme will be highlighted going forward. The actual cost of the associated corrective signing and lining work remains unknown until such time as the works package quotation has been prepared.

The formation of the agency and service level agreements in advance of applying for a CEA/SEA designation order to the DfT will mitigate organisational and financial risk to both FDC and CCC.

8. Liaison with Key Partners

Cambridgeshire County Council formally consulted all statutory consultees and partner organisations on the implementation of CPE within Fenland at the end of March. All consultees were given one month to register their comments or objections and the collective feedback will be used to finalise the CEA/SEA DfT application.

9. SCDC, HDC CPE Progress

The On-street TRO survey works for SCDC were completed in October with all queries and anomalies forwarded to Cambridgeshire County Councils Policy and Regulation team for checking. County Council officers continue to work through the TRO queries to determine how best to rectify the inaccuracies. This work is anticipated to take several months, and upon completion the information will be used to prepare a signing and lining works package.

A draft application to the Department for Transport for a Civil/Special Enforcement Area Designation Order for the introduction of CPE in South Cambridgeshire District Council has been prepared by Cambridgeshire County Council in partnership with SCDC. The application will be finalised following statutory consultee feedback and it is anticipated that the application will be put forward to the DfT later in the year.

Huntingdonshire District Council are working on formalising CPE agency and service level agreements with Cambridgeshire County Council over the coming months, and in advance of commissioning the TRO survey and review works. At this stage it is noted that this approach could impact on a collective CEA/SEA submission to the DfT, however progress will be monitored and if needed separate applications will be put forward to the DfT on behalf of FDC and SCDC to avoid the risk of delay to the other Districts.

10. Recommendations

1. That progress for the implementation of Civil Parking Enforcement within Fenland District Councils administrative area outlined in this report is noted.

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Agenda Item No:	**7**
Committee:	**Cabinet**
Date:	**13 June 2022**
Report Title:	**Wisbech - Levelling Up Fund bid project selection**

1 Purpose / Summary

For Cabinet to formally agree the projects to be submitted to Government in the Council's Levelling Up Fund bid.

2 Key issues

2.1 Government launched the Levelling Up Fund (LUF) in 2021, with a tight deadline for Round 1 bid submission. Following internal discussions, Member's felt that submitting a considered and well worked up bid in Round 2 would give Fenland the best chance of success in what is a very competitive process.

2.2 Fenland has been assessed as a category 2 priority place for the LUF process. Unfortunately, this means that the Council receives no government support to develop a compelling bid. In August 2021 Cabinet agreed that the Council should develop a Town Centre Spatial Plan (masterplan) for Wisbech with an accompanying LUF bid at a cost in the region of £75,000 - £100,000.

2.3 Consultants were appointed to develop the Wisbech Masterplan, with a further specialist appointed to support the Council in developing a compelling LUF bid, based on projects from the Wisbech masterplan.

2.4 Members have met with the consultants to discuss potential opportunities in the town and to help guide the development of the master planning work.

2.5 Members have also met with the bid development consultant who has described the process as competitive, requiring a bid that is cohesive with projects linking together well and a bid that is compelling in terms of its economic impact and resultant benefit-cost ratio.

2.6 As a result of these discussions and the masterplan opportunities that fit the LUF criteria, Members have selected projects to be submitted to Government for a bid in July.

2.7 In parallel with the Council's work, the MP's office has commissioned a piece of place shaping work - developing a narrative for Fenland. It is expected that this work will also be used in support of the Wisbech LUF bid submission.

3 Recommendations

3.1 That Cabinet formally agrees the projects being put forward as part of the Council's Levelling Up Fund bid to Government, namely;

- Castle visitor centre and improved public realm linking the castle and market place
- Old market place including street greening and public realm enhancements between the town centre old market place and Nene waterfront
- College of West Anglia - green skills centre

3.2 That Cabinet authorises the Portfolio Holder for Heritage and Social Mobility to work with Wisbech members, officers and consultants to submit a LUF bid to Government by 6 July 2022

3.3 That Cabinet notes that the College of West Anglia project's inclusion in the Council's LUF bid is contingent on a successful, formally approved, funding bid to the CPCA in the region of £2m

Wards Affected	Wisbech Wards
Forward Plan Reference	KEY/14MAY21/01
Portfolio Holder	Cllr Chris Seaton - Portfolio Holder for Heritage and Social Mobility
Report Originator	Phil Hughes - Interim Assistant Director
Contact Officers	Paul Medd - Chief Executive Peter Catchpole - Corporate Director Simon Machen - Corporate Growth and Regeneration Advisor Phil Hughes - Interim Assistant Director Simon Jackson - Economic Growth Manager
Background Papers	Levelling Up Fund Prospectus

1 Background / introduction

1.1 Government's response to Covid-19 through Build Back Better and the Levelling Up Fund (LUF) agenda offers a unique opportunity to attract significant levels of funding to Fenland which is designated as a 'Priority 2' area. The recent success of the March Future High Street (FHSF) bid demonstrates that with the right professional input, stakeholder engagement and political prioritisation, the Council is capable of pulling together a credible and compelling case for investment.

1.2 The Growing Fenland masterplans for March, Wisbech, Chatteris and Whittlesey were coordinated by the Council with support from economic analysts Metro Dynamics who worked closely with key stakeholders. The masterplans were endorsed by the District Council, respective Town Councils, the County Council and Combined Authority. They include a set of well informed and evidenced strategic priorities for each town.

2 Levelling Up Fund

2.1 Announced at the Spending Review in 2020, the Levelling Up Fund (LUF) will invest in capital investment in local infrastructure that improves everyday life across the UK. Building on and consolidating prior programmes such as the Local Growth Fund and Towns Fund, it will have a visible and tangible impact on people and places and support economic recovery. In doing so it will also create opportunity across the country, prioritising bids that invest in regeneration and growth in places of need and areas of low productivity and connectivity.

2.2 The £4.8 billion fund will support town and city centre regeneration to deliver economic and social levelling-up. In round two the emphasis remains on town centre regeneration, culture and heritage. LUF provides a new approach to tackling economic differences between areas and driving prosperity in towns and cities that have been left behind, and which have now been prioritised by Government for support.

2.3 The Fund is intended to support investment in places where it can make the biggest difference to everyday life, including ex-industrial areas, deprived towns, and coastal communities. Bidding and funding criteria are outlining in the priorities below.

2.4 Regeneration and town centre investment, building on the Towns Fund framework to upgrade eyesore buildings and dated infrastructure, acquire and regenerate brownfield sites, invest in secure community infrastructure and crime reduction, and bring public services and safe community spaces into town and city centres.

2.5 Cultural investment maintaining, regenerating, or creatively repurposing museums, galleries, visitor attractions (and associated green spaces) and heritage assets as well as creating new community-owned spaces to support the arts and serve as cultural spaces.

2.6 It should also be noted Government's Net Zero and wider environmental ambitions represent a key part of the commitment to Build Back Better – and this is particularly important with regards to capital and infrastructure projects which have a visible impact on surroundings. Projects should be aligned to and support Net Zero goals: for instance, be based on low or zero carbon best practice; adopt and support innovative clean tech and/or support the growth of green skills and sustainable supply chains.

2.7 The bid assessment process focuses on the following criteria:

- Characteristics of the place – each local authority is sorted into category 1, 2 or 3 based on Government's published assessment metrics, with category 1 representing the highest level of identified need. Fenland falls into category level 2.

- Deliverability - will be based on supplementary finance, management, and commercial cases, with bids able to demonstrate delivery beginning in financial year 2022-23.
- Strategic fit with local and Fund priorities – this should be addressed in the strategic case of submissions and should include support from stakeholders.
- Value for money – an economic case will be submitted to explain the benefits of the bid and how it represents good value for money.

2.8 Key information for LUF Round 2:

- Bidders can submit one bid or a 'package' bid of up to 3 linked projects per MP constituency
- MPs must support any bid in writing as a gateway criteria for a bid
- Match funding of at least 10% is expected
- If a bid is unsuccessful authorities can submit again in later rounds with a revised or other proposed bids
- Once funding awards are decided, relevant local institutions are responsible for their delivery. Further contributions from the Fund will not be provided to meet cost overruns after funding has been agreed.

Development of supporting evidence and prioritised plans for LUF Round 2

3 Wisbech Masterplan

3.1 The Growing Fenland Wisbech document sets out a clear list of priorities for the town and town centre.

3.2 To further develop this approach with a spatial, map-based expression of these priorities and to identify further opportunity areas for investment, a Wisbech Masterplan has been developed by Norr Consulting, with significant input from local elected members.

3.3 This work directly supports the development of the town's quality of life offer. The March FHSF fund bid was successful in no small part due to the funded investment in consultancy support following the Council's successful expression of interest. It was important to be able to demonstrate how each of the projects included within the long list, and refined through business case development, met the masterplan's priorities.

3.4 Following site visits and discussions with members, Noor has developed a masterplan for the town. The plan identifies opportunity areas within the town centre. This is a plan that identifies both short and long term opportunities and will be used in the coming years to focus funding bids to support the continuing regeneration and development of Wisbech, as well as supporting the current LUF bid.

3.5 The Plan includes;

- Analysis - consideration of the key ingredients of the wider town centre including its physical context, historic context, urban grain, connectivity, views and landmarks, land use, social infrastructure, open space and public realm
- Identifying barriers and constraints to growth and change
- Identifying opportunity sites and character areas across the wider town centre for renewal and investment
- A high-level illustrative masterplan and spatial vision for the wider town centre which is visual in its design, featuring a number of artists impressions, plans/maps and photographs
- Renewal and regeneration options for opportunity sites and character areas

- A high-level public realm strategy including improved connectivity and accessibility

3.6 It is important to stress that this plan is intended to build on work already done through extensive partner and community engagement on the Wisbech Growing Fenland project, not to start afresh. It will be integrated into the Council's emerging Local Plan to give it significant weight in the planning process, but also greater status when being used to form the basis of the LUF bid.

4 LUF bid development

4.1 The Council has secured the support of consultants Avison Young to develop the Round 2 LUF bid. Avison Young are very experienced consultants, with a successful track record in the development of bids - including LUF round 1 bids.

4.2 Avison Young will work closely with Norr and council officers in the coming weeks to develop a compelling round 2 LUF bid based on the projects selected by Members.

4.3 As highlighted above, the masterplan offers options for the town centre that are both long and short term. A list was drawn up of projects from the masterplan that fitted the following LUF criteria;

- Spend within three years
- One project to be significantly underway in 2022/23
- Regeneration & town centre investment
- Cultural investment
- Capital only investment

4.4 Only three projects are allowed to be submitted in any LUF bid. Members considered the options available and have narrowed these down to the following three projects to be submitted to the Government as Fenland's LUF bid for Wisbech.

- Castle visitor centre and improved public realm linking the castle and market place.
- Old market place including street greening and public realm enhancements between town centre and Nene waterfront
- College of West Anglia - green skills centre

4.5 These projects will bring significant capital investment into the town centre regenerating public spaces and offering skills development opportunities, ensuring that Wisbech has every chance of using the impressive heritage and cultural assets to attract people into the town to live, work and visit in the future. These projects will have a demonstrable impact on the local economy - necessary for the LUF bid.

4.6 It should be noted that with the selection of the College of West Anglia project, the College is bidding to the CPCA for up to £2m match funding through the recycled local growth fund bidding process. This funding will form the necessary match funding required of a LUF bid. The College project's inclusion in the Council's LUF bid is contingent on the success of this further funding application.

4.7 CPCA has put in place the necessary governance to complete formal approval of successful bids through the Business Board on 24 June, with the Business Board recommendation then signed off by either a Mayoral Decision Notice or Chief Executive or other Officer Urgency provision prior to 6 July. This is important as any LUF bid match funding must be formally agreed prior to LUF submission.

5 Legal Implications

5.1 There are no specific legal implications in relation to this report, however each bid and/or funding allocation is managed in accordance with the Council’s constitutional

requirements with separate and specific legal advice being sought in relation to potential subsidy and/or procurement implications on a case-by-case basis. Acceptance of any LUF support from Government will be brought before Cabinet following the Government decision making processes in autumn 2022.

6 Financial Implications

Not applicable at this time.

7 Effect on corporate objectives

The corporate objectives which link to the projects and proposals discussed in this report are as follows:

7.1 Communities

- Support vulnerable members of our community
- Promote health & wellbeing for all
- Work with partners to promote Fenland through culture and heritage

7.2 Environment

- Work with partners and the community on projects that improve the environment and our street scene
- Work with partners to keep people safe in their neighbourhoods by reducing crime and anti-social behaviour and promoting social cohesion

7.3 Economy

- Attract new businesses, jobs and opportunities whilst supporting our existing businesses in Fenland
- Promote and enable housing growth, economic growth and regeneration across Fenland
- Promote and lobby for infrastructure improvements across the district

Agenda Item No:	**8**	
Committee:	**Cabinet**	
Date:	**13 June 2022**	
Report Title:	**Fenland Draft Local Plan**	

This item comprises EXEMPT INFORMATION at Schedule 1 which is not for publication by virtue of paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) in that it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Cover sheet:

1 Purpose / Summary

This report is submitted to Cabinet following decision at the meeting on 12 May 2022, to defer the Fenland Local Plan report to the next meeting of Cabinet on 13 June 2022, to allow officers time to consider the implications of the Levelling Up and Regeneration Bill. (Section 2 of this report provides a summary of the Bill).

The purpose of this report is for Cabinet to approve the Draft version of the Local Plan for public consultation. The Draft Local Plan can be viewed at Appendix 1 and the accompanying Draft Policies Map (including Settlement Insets maps) at Appendix 2.

2 Key issues

- The draft Local Plan sets the requirement for 10,525 new homes and 18,000 new jobs between 2021 and 2040.
- The draft Local Plan will Remove the Broad Locations for Growth and the requirement for Broad Concept Plans and replace with specific and deliverable allocated sites and re-introduce settlement boundaries.
- The Plan will support business growth and inward investment.
- Since the adoption of the Local Plan in 2014 there has been changes to National Policy and guidance. The draft Plan includes new requirements such as Biodiversity Net Gain.
- Whist the new Local Plan is under development, the adopted Local Plan (July 2014) will remain the starting point in decision making. However, the policies contained within the Draft Local Plan will be used alongside the adopted Local Plan in determining planning applications, especially where it contains 'new' policy not currently found in either the current Local Plan or the National Planning Policy Framework.

3 Recommendations

- That Cabinet approves the draft version of the Fenland Local Plan for public consultation starting in July 2022
- Cabinet delegates authority to officers to make minor, inconsequential amendments to the Document prior to its publication (in order to correct matters such as fact or aid clarity to the reader).

Wards Affected	All
Forward Plan Reference	
Portfolio Holder(s)	Cllr Dee Laws - Portfolio Holder Planning
Report Originator(s)	Gemma Wildman - Local Plan Team Leader Dan Horn - Acting Assistant Director
Contact Officer(s)	Gemma Wildman
Background Paper(s)	Issues and Option Consultation Document (October 2019) Key Issues Report (February 2020) Strategic Housing Economic Land Availability assessment (February 2020 and addendum September 2020) Local Green Spaces Submissions Report (February 2020) Local Development Scheme (February 2022)

Report:

4 Reasons for Exemption

4.1 Schedule 1 of this Report is NOT FOR PUBLICATION in accordance with paragraph 5 of Schedule 12A of the Local Government Act 1972 (as amended) in that it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. The public interest test has been applied to the information contained within this exempt report and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

5 Background / Introduction

5.1 In February 2019, the Council agreed to prepare a new Local Plan for the district, this is an important document as it will determine what the district will look like in the future. It will set out the emerging strategies and policies for growth and regeneration to 2040.

5.2 The new Local Plan will replace the adopted Fenland Local Plan (May 2014). It will not replace the recently adopted Cambridgeshire and Peterborough Minerals and Waste Plan.

6 Implications of Levelling Up and Regeneration Bill

6.1 On 11 May 2022 central government published the Levelling Up and Regeneration Bill, which included changes to the planning system.

6.2 The decision was made at the Cabinet meeting on 12 May to defer the Fenland Local Plan report for a month to allow officers the opportunity to consider the implications of the Bill and whether any amendments may be required.

6.3 The Levelling up and Regeneration Bill incorporates some of the proposals for planning reforms originally set out in the Planning White Paper, August 2020. However, some of the reforms, such as, the proposals for all land to be placed in ‘zones’ and linked to automatic ‘in principle’ permission for development, are not being taken forward. Some of the key changes relating to planning policy are:

- Local Plans will be given more weight when making decisions on applications, so that there must be strong reasons to override the plan;
- regulations will be updated to set clear timetables for plan production – with the expectation that they are produced within 30 months and updated at least every five years.
- To help make the content of plans faster to produce and easier to navigate, policies on issues that apply in most areas (such as general heritage protection) will be set out nationally.
- These will be contained in a suite of National Development Management Policies, which will have the same weight as plans so that they are taken fully into account in decisions.
- The current system of developer contributions will be replaced with a simple, mandatory, and locally determined Infrastructure Levy. The Levy will be charged on the value of property when it is sold

6.4 This is only a Bill, so there could be lots of changes as this progresses through Parliament. Also, lots of detail is reserved for secondary legislation, including changes to the National Planning Policy Framework and regulations. This means there are too many unknows at this stage with limited implications for the emerging Local Plan.

6.5 Therefore, it is proposed that the Council can carry on with the existing Local Plan timetable and adopt a Plan based on the current system. At this stage there is too much uncertainty about the new system to necessitate delays.

7 Issues and Options Consultation

7.1 In October 2019, the Council consulted on the Issues and Options document. This document was structured around a questionnaire which provided background information on a range of planning issues and set out a series of questions about what could be included in the new Fenland Local Plan.

7.2 A total of 3,990 comments were received from 129 individuals or organisations. A Key Issues Report was published in February 2020 which summarised the main issues raised. The comments have helped inform the Draft Local Plan.

7.3 The Issues and Options consultation document did not identify the precise sites required to deliver the housing and jobs growth targets. As part of the consultation process the Council asked the public, developers, landowners, agents and parish councils to suggest sites for future housing and employment provision that are available and deliverable. All suggested sites are listed in the Strategic Housing Economic, Land Availability Assessment (SHELAA) (February 2020). A second call for sites exercise was carried out in summer 2020 and an addendum to the SHELAA report was published in September 2020.

7.4 All suggested sites have been assessed against the detailed site assessment criteria and the preferred sites have been identified as proposed allocation in the draft Local Plan.

7.5 At the Issues and Options stage communities were invited to nominate important green spaces for designation in the emerging local plan, known as Local Green Spaces (LGS). A total of 14 different green spaces were submitted. All sites have been assessed to determine the suitability or not for designation. The preferred LGS are shown on the Policies Map (Appendix 2).

8 Draft Local Plan

8.1 In early 2020 work commenced on a draft version of the Local Plan. However, due to the COVID-19 pandemic work on preparing the Local Plan was delayed. In addition, a second call for site exercise was carried out in summer 2020 to ensure that the Council received all possible sites available to assess for inclusion in the emerging Local Plan. There have been further delays to the Local Plan evidence base which resulted in a revised timetable (Local Development Scheme) approved in February 2022 setting out that public consultation on the draft Plan would take place in June 2022. However, Cabinet's decision to defer the Fenland Local Plan report by a month, means that the public consultation is now due to commence in July 2022.

8.2 The draft version of the Local Plan can be viewed at Appendix1, and is structured as follows:

8.3 **Part A - Vision and Objectives**

This section sets out background information about the district and also sets the overall vision and objectives for the future growth of Fenland.

8.4 **Part B - The Spatial Strategy**

This section sets the overall growth strategy for the district and proposes a Settlement Hierarchy that ranks each settlement based on the range of existing services and facilities, to help guide the scale and location of new development.

As required by National Policy the overall level of housing growth is calculated using the government's 'Standard Method'.

8.5 As at April 2021 (the base date of the Local Plan) the Standard Method for Fenland indicates a need for 517 dwellings per year. However, in late March 2022, ONS published new data thereby requiring the housing need to be recalculated. From 2022 onwards, the Standard Method generates a local housing need for Fenland of 556 dwellings per annum.

8.6 The housing requirement for the draft Local Plan consists of 517 dwellings for the period 1 April 2021 to 31 March 2022 (1 year) then 556 dwellings per year from 1 April 2022 to 31 March 2040 (18 years), thereby providing a total requirement of **10,525 dwellings**.

8.7 The Council's Employment Needs Report identifies a minimum target of 18,000 jobs which equates to the need for 215ha of employment land between 2021 and 2040, to keep pace with housing growth and meet the needs of new residents, whilst addressing the current shortfall of jobs.

8.8 It is proposed that the draft Plan focuses the majority of new residential development in and around Fenland's four market towns of Wisbech, March, Whittlesey and Chatteris. The plan also recognises the benefits growth can bring to rural communities and the important role the rural area plays in delivering new homes, and therefore it distributes a portion of the housing requirement across Fenland's villages. The following table provides a summary of the overall growth distribution:

Settlement Hierarchy Tier		**Housing (%)**	**Employment (%)**
Market Towns	Chatteris	1,737 (17%)	51.59 ha (24%)
	March	2,746 (26%)	53.91 ha (25%)
	Wisbech	1,287 (12%)	89.72 ha (42%)
	Whittlesey	886 (8%)	9.71 ha (55%)
Large Villages		798 (8%)	0
Medium Villages		1,513 (14%)	4.78 ha (2%)
Small Villages	A	156 (1%)	0
	B	61 (1%)	0
Open Countryside		144 (1%)	15.68ha (7%)
Windfall		1,500 (14%)	0
Total		**10,828**	**225.39ha**

8.9 The individual sites required to meet the growth targets are set out in Part D of the Plan and are shown on the Policies Map (Part E and Appendix 2).

8.10 **Part C - The Policies**

This section includes detailed policies, criteria and standards that will be used in determining planning applications. The draft Local Plan will include policies relating to issues such as:

8.11 **Health and Wellbeing**

One of the Council's corporate objectives is to 'Promote health and wellbeing for all'. The Local Plan can play a key role helping achieve this by setting out policies that will ensure new development will support and encourage healthy lifestyles**.**

8.12 **Renewable Energy**

Household energy bills have risen significantly in recent months and are set to continue to increase. The draft Local Plan recognises that there is a need to increase renewable and low carbon energy generation to reduce the UK's reliance on imported non-renewable energy and in turn vulnerability to volatile global markets. Therefore, it is proposed that the draft Local Plan is supportive of proposals that will deliver renewable and low carbon energy. This will also help to meet the legal requirements to minimise climate change.

8.13 **Design and Amenity**

The proposed policy identifies the design principles that must be met by all new development, as well as the detailed requirements for new residential developments to make sure there is no unacceptable impact on the amenity of nearby properties. This is based on the design principles set out in the National Design Code.

8.14 **Housing**

The proposed policy ensures that new housing meeting the needs of all communities is delivered. It includes the need for a range of types and size of homes, including affordable housing.

Based on the results of the Council's Viability Study (March 2020) the policy proposes different affordable housing requirements for the north and south of the district.

8.15 **Employment**

It is a key priority of the Council to deliver employment growth through attracting new businesses, jobs and opportunities, whilst supporting existing businesses.

The draft Plan identifies Established Employment Areas (EEAs) these are existing business parks, industrial estates and trading estates where clusters of businesses are located providing centres of local employment. The EEAs are of great importance to Fenland's economy and are critical to how the local economy functions. Therefore, it is proposed that the draft Local Plan seeks to retain employment uses within EEAs. This will avoid economic harm from loss of employment floorspace to other uses, and provide certainty to encourage businesses to invest in those areas with confidence. The EEAs are shown on the Policies Map

8.16 **Town Centres**

Town centres are at the heart of communities, providing a focus for retail and other main town centre uses, including leisure, commercial, office, cultural and community facilities. It is national policy to enhance vitality and viability of town centres.

The proposed policy identifies a hierarchy of town centres and sets out a framework for how planning applications for retail and other main town centre uses will be assessed to make sure they are appropriate in scale and location.

8.17 **Development in the Countryside**

The boundary for each settlement is identified on the Policies Map (See Appendix 2)**.** Proposals within the settlement boundary will be supported in principle. Land outside the settlement boundaries is defined as countryside. In accordance with National Policy development in the countryside (outside of the settlement boundary) will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural greenspace, transport or utility services.

As the majority of the district is rural in character with a strong agricultural economy, the draft Plan recognises there may be occasions where development in the countryside is required to support rural economy and sets out circumstances this would be supported.

For example, the adopted Local Plan is restrictive requiring replacement dwellings in the Countryside to be of a similar size to the existing. To allow for more prestige and executive homes in the district it is proposed that this restrictive criterion is removed. The replacement of an existing house with a much more substantial new home on a one-for-one basis would be supported unless the existing building is of historic nature.

Alongside the re-introduction of settlement boundaries, it is also proposed that the new Plan will introduce a 'frontage infill' policy as a way of allowing some managed flexibility.

This new policy will include criteria that will allow for one or two dwellings on land leading out of villages (beyond the defined village boundary) that could be suitable for frontage infill development.

8.18 **Transport and Infrastructure**

The proposed policy ensures that future growth is supported by the necessary infrastructure such as schools, roads, health and community facilities.

To support the Local Plan an Infrastructure Delivery Plan (IDP) has been prepared in consultation with key infrastructure providers.

The Draft Local Plan incorporates the strategic and local transport infrastructure projects identified by the Cambridgeshire and Peterborough Local Transport Plan (January 2020).

8.19 **Historic Environment**

This proposed policy aims to protect, enhance and conserve the important heritage assets throughout Fenland through the special protection afforded to listed buildings and conservation areas, and other heritage assets.

8.20 **Natural Environment**

The draft Local Plan includes requirements to protects designated international, national and local wildlife sites from development that could harm the habitat or protected species. It also includes a new requirement introduced through the recent Environment Act for Biodiversity Net Gain. This requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to development taking place.

The Plan includes policies to protect existing open spaces and sets requirements for provision within new developments. It also includes a proposed policy that identifies areas suggested by the public to be designated as Local Green Spaces (these are shown on the Policies Map).

8.21 **Flood and Water Management**

The draft policy states that development proposals should adopt a sequential approach to flood risk management, taking into account the requirements of National Policy. It also sets the requirements to protect water environments.

The draft policy proposes the introduction of water efficiency standards of 110 litres per person per day.

8.22 **Environmental Pollution**

The draft Plan includes requirements for land affected by contamination, and air quality management

8.23 **Part D - The Sites**

Part D of the Plan identifies the sites required to deliver the Local Plan growth targets**.** The plan includes a policy for each settlement listing proposed new allocations and setting out site specific requirements to help delivery.

In addition to new site allocations, the draft Local Plan identifies sites which have existing planning approval for housing development. This includes sites with extant planning permission for the development of five or more homes and includes sites which have a resolution by Fenland's Planning Committee to grant planning permission. Allocating sites with existing planning approval helps provide clarity on the nature and scale of development and to secure the principle of development over the plan period.

8.24 **Part E - The policies Map**

The draft Policies Maps illustrates geographically the application of policies in the draft plan and can be viewed at Appendix 2**.**

9 Consultation

9.1 Subject to Cabinet approval, public consultation on the Draft Local Plan will commence in mid July 2022 for eight weeks in accordance with the requirements set out in the Council's Statement of Community Involvement (SCI). The consultation has been extended by two weeks to take into account the summer holiday period.

10 Next Stage

10.1 All comments received will be reviewed and any necessary changes will be made to the proposed submission version of the Local Plan.

10.2 Due to the amended consultation period, the timescales, as set out in the approved LDS for the next stages of plan preparation change.

10.3 Subject to Cabinet approval of the Draft Local Plan, for public consultation in July 2022, a revised LDS will be published as per the recommendation at Cabinet on 3 February 2022 to delegate to Acting Assistant Director the ability to approve any future changes to the Local Plan timetable (and LDS) in consultation with the Portfolio Holder for Planning.

10.4 It is estimated that the Local Plan will then go through the following subsequent stages to be confirmed in a revised LDS.

- Public consultation on the final version of the Local Plan - June 2023
- Submission to Government - September 2023
- Independent examination - Autumn 2023
- Inspectors Report - March 2024
- Adoption - estimated May 2024

11 Legal and Governance Implications

11.1 The legal and governance implications associated with the draft local plan are as set out in this report and exempt Annex 1.

12 Effect on corporate objectives

12.1 The development of a new local plan supports the "Economy" priority in the Council's approved business plan as it promotes and enable housing growth, economic growth and regeneration.

12.2 Production of a new Local Plan allows planning policies to be brought fully up-to-date with corporate objectives which amongst other things embrace growth for the area to improve the health, well-being and opportunity of Fenland residents. The objectives identified in Part A of the draft Local Plan link to the corporate objectives.

13 Community impact

13.1 Producing a new Local Plan allows full community involvement through the public consultation on a draft plan, and at the proposed submission stage and the opportunity to attend public hearings at the examination stage.

14 Conclusions

14.1 The attached Draft Fenland Local Plan is recommended for approval for public consultation in July 2022.

15 Schedules

Schedule 1: Exempt Advice regarding legal and governance implications of alternative options to current draft local plan.

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Cabinet Agenda Item 8 - Proposed Amendments to Draft Local Plan

The following amendments to the draft Local Plan will be proposed during the Debate of Cabinet Agenda Item 8 on 13th June 2022.

Amendment 1 - Policy LP1 - Settlement Boundaries

It is recommended that the frontage infill areas identified on the Policies Map should be removed. And instead, Part C of Policy LP1 must be replaced to include a criteria-based policy for frontage development.

In third bullet point of **Part B** remove the word 'Infill'.

The title of **Part C** of policy LP1 updated to remove 'infill' and replace with 'development'.

Replace **Part C** with the following policy:

'Recognising the historic, linear pattern of development in the district, land leading directly or indirectly out of a settlement, but outside of the defined boundary (as shown on the Policies Map) could be suitable for residential frontage development of up to 3 new homes in the settlement hinterland.

*These plots will be particularly suitable for self-build or custom build homes in accordance with Policy LP13, or for prestige or executive homes. Any frontage development must meet the following criteria:

- be within the settlement hinterland and respect the existing character and pattern of development within which it would be set;
- must be adjacent to and accessed directly from a public highway (tandem or backland development is not permitted by this policy);
- should consolidate existing development within the settlement hinterland boundary, and not introduce development beyond the existing physical and visual limit of the settlement hinterland boundary into the open countryside;
- should not normally extend into areas of flood risk unless it can be demonstrated that no other sites at lower flood risk are available within the settlement and that the development will be resilient to flood risk during its lifetime. Any such development should demonstrate innovation in flood risk mitigation;
- be of high quality design and environmental performance;
- should not result in the physical and visual coalescence of settlements nor loss of or significant reduction in important gaps within or between settlements;
- should take into account the historic environment if within or adjacent to a conservation area, or within the setting of any listed buildings;

All other residential development outside of settlement boundary will, by definition, be contrary to the vision, objectives, development strategy and policies of this Local Plan, and should be refused.

**Settlement hinterland boundary - the settlement hinterland boundary shall be defined by that existing property furthest outside the settlement boundary which is wholly and exclusively identified as being integrally part of that settlement, as opposed to being in any way identified with another settlement or being identified as constituting an individual, isolated dwelling unconnected to any settlement'.*

The changes to Part C of the policy result in the following changes to supporting text:

Paragraph 6.2

A settlement hierarchy also helps to protect the character of the landscape, by maintaining and reinforcing the distinction between built-up areas and countryside, and carefully managing ~~placing a restriction on~~ the scale and form~~s~~ of development that would be acceptable in the countryside. However, any settlement hierarchy must also respect how Fenland has evolved over the centuries, its agricultural context and the unique linear pattern of many of its smaller settlements, and it should allow development that reflects and reinforces that character to continue.

Paragraph 6.7

Add following text to the end:

However, it is also recognised that smaller communities should benefit from an appropriate level of growth to ensure their long term sustainability.

Paragraph 6.11

Amend the text as follows:

However, because of the way in which many Fenland villages have evolved there is not always a clearly defined built form or village core, and there is therefore a need to allow some development within the settlement hinterland ~~on the periphery~~ where this respects and reinforces local distinctiveness.

Paragraph 6.12

The primary purposes of settlement boundaries, and the policies which apply within and outside them, is to carefully manage new ~~are to prevent the spread of~~ development in~~to~~ the countryside thereby balancing the need for housing and employment growth with conserving its intrinsic character and beauty[1]; to maintain the essential character of each settlement; and to manage ~~control~~ growth within and outside each settlement in accordance with the settlement hierarchy in Policy LP1. Policy LP18 (Development in the Countryside) sets out further criteria for considering development in the countryside. All other residential development not in accordance with Policies LP1 and LP18 ~~outside of a settlement boundary~~ will, by definition, be contrary to the vision, objectives, development strategy and policies of this Local Plan.

Paragraph 6.13

Amend the text as follows:

~~However,~~ ~~r~~Recognising the traditional pattern of development in the area, Policy LP1 enables appropriate sites outside the settlement boundary but within the settlement hinterland to come forward for frontage development for up to 3 new homes. These frontage ~~infill~~ sites could be suitable for self-build or custom build homes as set out in Policy LP13. The provision of prestige or executive homes would also be particularly welcomed (defined as houses falling within council tax bands G and H).

[1] A requirement of Para. 174 NPPF 2021

Paragraph 6.14

Amend the text as follows:

This approach is not suitable for all villages due to the characteristics and constraints of each settlement ~~such as flood risk~~, but is intended to provide some level of flexibility. They will form additional windfall sites.

LP18 – Development in the Countryside

For consistency the following changes are also required to the supporting text for Policy LP18 Development in the Countryside:

Paragraph 17.1

Add the following text to the end:

Or in accordance with Policy LP1 Part C – Frontage Development

Paragraph 17.5

Add the following text to the end:
Or in accordance with Policy LP1 Part C – Frontage Development

Amendment 2 - Policy LP10 – Shop Frontages, Security Shutters and Canopies

It is recommended that criteria d) of Policy LP 10 is amended to read:

> *'it is demonstrated that there is a persistent problem of crime or vandalism affecting the **properties in the area** which cannot be satisfactorily and reasonably addressed by an alternative measure/s'*

To be clear, this change replaces the word 'property' with 'properties in the area'.

It is also recommended that criteria e) is removed from the policy.

Amendment 3 - Policy LP12 – Meeting Housing Needs

The final paragraph of Part F of Policy LP12 relating to Dwellings with Higher Access Standards, should be updated to increase the provision of wheelchair adaptable homes from 5% to 10%, subject to viability.

The supporting text at **paragraphs 13.46 and 13.47** to be updated to reflect the above change to the Policy.

Amendment 4 - Policy LP37: Sites Allocated for non- residential development in Wisbech

For site LP37.01 – South Wisbech, add an additional bullet point to read:

'Land to the west of Halfpenny Lane could accommodate live/work units'.

Amendment 5 - Policy LP38 - March Community Regeneration

The section of policy LP38 titled 'Open Space and Sports Recreation' includes a Broad Location for Provision of Open Space, Sports Recreation Facilities, as identified on the Policies Map to the west of March.

Additional text is required to take into account the permitted employment site and opportunities for future development. The following text should be added at the end of this section:

> *'This area includes permitted employment uses (see policy LP40 and site LP40.08), Additional employment would be particularly supported where this contributes to the delivery of open space and recreation uses'.*

It is also recommended that **Inset 16 of the Policy Map** is amended to remove the green area currently used to denote the broad location for open space and replace this with an arrow symbol based on four compass points. This should be placed more centrally west of the Isle of Ely Way and close to Burrowmoor Road

Amendment 6 - Policy LP46: Residential Site Allocations in Chatteris.

It is recommended that an additional site for residential development to the east of Chatteris is included in the draft Local Plan.

Policy LP46 to be updated to include part of SHELAA site 40284- Land off Wenny Road, for approximately 90 dwellings. That part to be included shall be restricted to the area covered by the Planning Application currently impending within the SHELLA site

Inset 2 of the Policies Map must be amended to include this site.

This change will result in re-numbering of other sites in Chatteris and further updates to **Inset 2 and Inset 2a of the Policies Map**.

Cabinet Agenda Item 8 - Proposed Amendments to Draft Local Plan

Impact on Recommendations

Subject to Cabinet approving the proposed amendments to the draft Local Plan, the Recommendations comprised within the report can be altered by agreement to instead read as follows:

1. That Cabinet approves the draft version of the Fenland Local Plan as amended for public consultation starting in July 2022; and

2. Cabinet delegates authority to officers to make minor, inconsequential amendments to the Document prior to its publication (in order to correct matters such as fact or aid clarity to the reader).

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FENLAND Local Plan 2021 - 2040

Appendix 1

Draft Local Plan Consultation

Draft for Consideration by Cabinet on 13 June 2022



Fenland CAMBRIDGESHIRE

Fenland District Council

OS Map - Copyright Note

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External Websites

This document includes links to supporting documents and evidence from third party websites. These links are provided for information. These links are correct at time of publication (July 2022) but may change in the future. The Council has no control of the content of any linked website and is not responsible for these websites or their content or availability.

Forward



The Future of Fenland

I am pleased to present to you the draft Fenland Local Plan. This is the first opportunity for you to see the proposed policies and sites to deliver future growth for Fenland to 2040, and the first opportunity for you to comment on these proposals.

I know that you all care passionately about Fenland and want to help ensure that the towns and villages grow and prosper in the best possible way to bring benefits to all communities.

I want to thank all those who took the time to comment on the Issues and Options document, we have listened to all comments and balanced all views in preparing this draft plan that meets the Council's ambitions and communities' views.

The new Plan will focus on commercial deliverability, market demand, and meeting growth targets as well as supporting and encouraging economic growth. The new Local Plan will also place far greater emphasis on directing growth to areas where there is market demand, to where people want to live, and to where businesses want to invest, taking into account the unique and historic pattern of development and settlements in the district. Growth should benefit all communities, down the smallest level, rather than seeking to focus growth only in the largest settlements. Our strategy should recognise the ways that our district functions and should provide consumer choice.

We really value your views; therefore, I encourage you to get involved and help shape the future growth of the district.

By Council Leader – Councillor Chris Boden

Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Local Plan Consultation

Fenland District Council is preparing a new Local Plan for the district, this is an important document as it will determine what the district will look like in the future.

The new Local Plan will replace the adopted Fenland Local Plan (May 2014). It will not replace the recently adopted Cambridgeshire and Peterborough Minerals and Waste Plan (July 2021).

This is the draft version of the Local Plan. It sets out the emerging strategies and policies for growth and regeneration to 2040. Unlike the Issues and Options Document (October 2019), this draft version includes proposed policies and specific allocations for new development. This is still a draft plan and therefore your views are essential.

The draft policies are set out in Parts B and C and the proposed sites are listed in Part D. The Policies Map (Part E) shows the location of the proposed sites, which can also be viewed on the Interactive Map:

Interactive Map link

How do I submit my comments?

This is an opportunity to comment on the draft policies and proposed site allocations identified in the emerging Local Plan. We encourage you to let us know your views and help inform the future of the district.

Further information about the Draft Local Plan is available on our website at: www.fenland.gov.uk/newlocalplan.

The **Online Questionnaire** is our preferred method to receive comments. Alternatively, you can download the **Form E** from the above website.

Copies of the Plan and the Response Form are available at:

- the Council's Customer Service Centre at Fenland Hall, County Road, March, Cambs, PE15 8NQ;
- the Boathouse Business Centre, Harbour Square, Wisbech, Cambs PE13 3BH; and
- local libraries in the district.

The Response Form (Form E) can be returned by e-mail or post to:

localplan@fenland.gov.uk

or

Local Plan Team
Fenland District Council
Fenland Hall County Road
March
PE15 8NQ

Please clearly show exactly which question or which part of the document you are commenting on. The closing date for all comments is **11.59pm on XX YYYY 2022**. Please note that all comments will be available to view on the Council's website and will not be confidential. All comments received will be taken into consideration and will help inform the

Proposed Submission version of the Local Plan to be published for public consultation in 2023.

How we will protect your data?

All personal information that you provide will be used solely by Fenland District Council for the purpose of the consultation on the Fenland Local Plan. Please note that each comment and the name of the person who made the comment will be featured on our website– comments will not be confidential.

This information will be held by the Council for four months after the adoption of the Local Plan. Any personal information you give us will only be used in accordance with principles found in the General Data Protection Regulations (GDPR). Please see http://www.fenland.gov.uk/privacy for further information.

What stage are we at?

This is the second stage in a lengthy process of producing a new Local Plan. The Local Plan timetable is summarised below:

No.	Stage	Description
1	Issues and Options Public Consultation	**Completed October and November 2019** Opportunity for interested parties and statutory consultee to consider the options for the Plan before the first draft document is produced.
	Draft Local Plan Consultation	**Current Stage July 2022** Opportunities for interested parties and statutory consultees to consider the preferred polices and sites for the Plan before the final document is produced.
2	Pre-submission Publication (Regulation 19)	The Council publishes the Local Plan which is followed with a 6 week period when formal representations can be made.
3	Submission (Regulation 22)	The Council submits the Local Plan to the Secretary of State together with the representations received at Regulation 19 stage.
4	Independent Examination	An independent Planning Inspector appointed by the Secretary of State examines the submitted Local Plan, taking into account all comments made at Regulation 19 stage.
5	Inspector's Report Issued	This report will conclude whether the Inspector finds the Plan 'sound' or 'not sound'. The Inspector may make recommendations to make the plan 'sound'.
6	Adoption of Local Plan	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.

In October and November 2019, we consulted on the Issues and Options Consultation document (the first stage). All comments received can be viewed on our website and have been taken into consideration during the production of this Draft Local Plan.

As part of the Issues and Options Consultation we also carried out a call for sites. Local agents, developers, landowners, Parish Councils and local residents were invited to suggest sites to be considered as potential allocations to meet the future growth targets. All proposed sites have been assessed against detailed site assessment criteria, and the preferred sites are included in this draft plan (see Part D) and shown on the Interactive Map. All sites proposed and the full assessment process is set out in the Strategic Housing Economic Land Availability Assessment (SHELAA) Part 2.

For further information about the Local Plan, including supporting evidence documents please visit: www.fenland.gov.uk/newlocalplan.

National Planning Policy Framework (NPPF)

This draft Plan has been produced in accordance with the National Planning Policy Framework (NPPF). A revised NPPF was published in July 2021 and is supported by 'live' National Planning Policy Guidance (NPPG). This draft Plan has been written to complement the NPPF and comply with the guidance in the NPPG. Should the NPPF or NPPG be revised in the future then references to the NPPF and NPPG in this document should be checked against the latest version of the NPPF and NPPG in force at that point in time. This Local Plan does not repeat policies in the NPPF; it builds on them when necessary and ensures locally specific issues are covered.

Status of Draft Local Plan June 2022 for Decision Makers

When reading this draft Local Plan please note the following information about its status. The NPPF at Paragraph 48 clarifies the position on the status of emerging plans it states:

> *Local planning authorities may give weight to relevant policies in emerging plans according to:*
>
> *a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
>
> *b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
>
> *c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

In accordance with the NPPF paragraph 48, the policies contained within this emerging plan will be used (alongside the current Fenland Local Plan (2014) and other material considerations) in determining planning applications, especially where it contains 'new' policy not currently found in either the current Local Plan or the NPPF. In helping determine proposals, the amount of 'weight' to be given to the content of this emerging plan in comparison with the amount of weight given to other plans, strategies and material considerations, will be a matter for the decision maker to decide and will vary depending on

the specific elements of the proposal. However, at this draft stage of plan preparation, the weight is likely to be limited.

Glossary of terms

Throughout this document you will find a number of technical planning terms. We have tried to explain these clearly within the text. However, **Appendix 1** provides a quick summary of the terms used to help you understand the planning process. Please see the National Planning Policy Framework (NPPF) for a comprehensive glossary of planning related words and phrases.

Contents

Part A - Setting the Scene **1**

1. Introduction 1
2. Overarching Issues 4
3. Our Vision 7
4. Our Objectives 8

Part B – The Spatial Strategy **11**

5. Local Plan Growth Strategy 11

Housing Need 11

Fenland Economy 12

6. The Settlement Hierarchy and the Countryside 13
7. Growth Strategy 15

Housing 15

Employment 18

8. Securing Fenland's Future 20

Part C – The Policies **24**

9. The Policies 24
10. Health and Wellbeing 24
11. Renewable Energy 25

Renewable and Low Carbon Energy 25

12. Design and Amenity 31

Design 31

Amenity Provision 36

Residential Annexes 37

Shop Frontages, Security Shutters, Canopies 37

13. Housing 39

Meeting Housing Need 40

Custom and Self Build 49

Gypsies and Travellers and Travelling Showpeople 51

14. Employment 53

Established Employment Areas 53

15. Town Centres 58
16. Culture, Leisure, Tourism and Community Facilities 61
17. Development in the Countryside 62

18. Transport and Infrastructure 67
Strategic Infrastructure 67
Accessibility and Transport 69
Public Rights of Way 74
Parking Provision 74
19. Historic Environment 76
20. Natural Environment 80
Biodiversity and Geodiversity 80
Biodiversity Net Gain 86
Carbon Sinks and Carbon Sequestration 88
Trees and Hedgerows 89
Landscape 92
Green Infrastructure 93
Local Green Spaces and Existing Open Space 95
Open Space and Recreational Facilities 96
21. Flood and Water Management 99
22. Environmental Pollution 101
Development on Land Affected by Contamination 102
Air Quality 103
Part D – Policies for Sites and Settlements 105
23. Introduction 105
Summary of Distribution of Growth 106
Housing Growth 106
Housing Trajectory 110
Employment Growth 113
24. Market Towns 114
Wisbech 115
March 121
Whittlesey 132
Chatteris 136
25. Large Villages 144
Doddington 144
Manea 148
Wimblington 150
26. Medium Villages 152
Coates 153

Elm 156
Friday Bridge 158
Gorefield 160
Leverington 162
Parson Drove 163
Wisbech St. Mary 165
27. Small Villages 167
Small Villages – A 167
Christchurch 167
Eastrea 169
Guyhirn 170
Murrow 172
Tydd St. Giles 173
Small Villages – B 174
Coldham 174
Collett's Bridge 175
Newton 176
Ring's End 178
Tholomas Drove 179
Part E - Policies Map 180
Appendix 1 – Glossary of Terms 181
Appendix 2 – Neighbourhood Planning 185
Appendix 3 - Affordable Housing Worked example 188
Appendix 4 - Landscape Character Areas 190
Appendix 5 – Open Space Standards 191
Appendix 6 - Parking Standards 193
Appendix 7 - Additional Committed Sites (2021/22) 196

Tables and Figures

Table 1: Strategic Priorities 5
Table 2 : Sustainability Objectives 9
Table 3: Wind Turbines 27
Table 4: Break down of proportion of different types of affordable housing required 42
Table 5: Established Employment Areas (EEAs) 54
Table 6: Hierarchy of Centres 59
Table 7: Hierarchy of Designated Sites for Nature Conservation in Fenland 80
Table 8: Landscape Character Areas 92
Table 9: Summary of Distribution of Housing Growth 108
Table 10: Housing Trajectory 111
Table 11: Summary of Distribution of Employment Growth 113

List of Abbreviations

ALC	Agricultural Land Classification
AMR	Authorities Monitoring Report
AQMA	Air Quality Management Area
BNG	Biodiversity Net Gain
CIL	Community Infrastructure Levy
CPCA	Cambridgeshire and Peterborough Combined Authority
CPIER	Cambridgeshire and Peterborough Independent Economic Review
DEFRA –	Department for Environment Food & Rural Affairs
EEA	Established Employment Area
FDC	Fenland District Council
GTANA	Gypsy and Traveller Accommodation Needs Assessment
HDT	Housing Delivery Test
IDB	Internal Drainage Bord
IDP	Infrastructure Delivery Plan
LGS	Local Green Space
LHN	Local Housing Need
LLFA	Lead Local Flood Authority
LTP	Local Transport Plan

NCA	National Character Areas
NDG	National Design Guide
NPPF	National Planning policy Framework
NPPG	National Planning Practice Guidance
PRoW	Public Rights of Way
PSA	Primary Shopping Areas
RP	Registered Provider
SA	Sustainability Appraisal
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
TPO	Tree Preservation Order
WCS	Water Cycle Study
WFD	Water Framework Directive

List of Policies

Policy LP1: Settlement Hierarchy 14
Policy LP2: Spatial Strategy for the Location of Residential Development 17
Policy LP3: Spatial Strategy for Employment Development 19
Policy LP4: Securing Fenland's Future 22
Policy LP5: Health and Wellbeing 25
Policy LP6: Renewable and Low Carbon Energy Infrastructure 29
Policy LP7: Design 33
Policy LP8: Amenity Provision 36
Policy LP9: Residential Annexes 37
Policy LP10: Shop Frontages, Security Shutters and Canopies 38
Policy LP11: Community Safety 39
Policy LP12: Meeting Housing Needs 47
Policy LP13: Custom and Self Build 50
Policy LP14: Gypsies and Travellers and Travelling Showpeople 52
Policy LP15: Employment 56
Policy LP16: Town Centres 60
Policy LP17: Culture, Leisure, Tourism and Community Facilities 61
Policy LP18: Development in the Countryside 64
Policy LP19: Strategic Infrastructure 68
Policy LP20: Accessibility and Transport 73
Policy LP21: Public Rights of Way 74
Policy LP22: Parking Provision 75
Policy LP23: Historic Environment 78
Policy LP24: Natural Environment 84
Policy LP25: Biodiversity Net Gain 88
Policy LP26: Carbon Sinks and Carbon Sequestration 89
Policy LP27: Trees and Planting 91
Policy LP28: Landscape 93
Policy LP29: Green Infrastructure 94
Policy LP30: Local Green Spaces and Other Existing Open Spaces 96
Policy LP31: Open Space and Recreational Facilities 97
Policy LP32: Flood and Water Management 100
Policy LP33: Development on Land affected by Contamination 102
Policy LP34: Air Quality 103
Policy LP35: Regeneration of Wisbech 116
Policy LP36: Residential Site Allocations for Wisbech 116
Policy LP37: Site allocations for non-residential development in Wisbech 118
Policy LP38: March Community Regeneration 121
Policy LP39: Site Allocations for March 122
Policy LP40: Site allocations for non-residential development in March 128
Policy LP41: *Land north of Knight's End Road and East of the A141* 131
Policy LP42: Whittlesey - A Market Town fit for the Future 133
Policy LP43: Residential site allocations in Whittlesey 133
Policy LP44: Site allocations for non-residential development in Whittlesey 135
Policy LP45: An aspirational community 137
Policy LP46: Residential site allocations in Chatteris 138

Policy LP47: Employment allocations in Chatteris 141
Policy LP48: Residential site allocations in Doddington 144
Policy LP49: Residential site allocations in Manea 148
Policy LP50: Residential site allocations in Wimblington 150
Policy LP51: Residential site allocations in Coates 153
Policy LP52: Employment allocations in Coates 155
Policy LP53: Residential site allocations in Elm 156
Policy LP54: Residential site allocations in Friday Bridge 158
Policy LP55: Residential site allocations in Gorefield 160
Policy LP56: Residential site allocations in Leverington 162
Policy LP57: Residential site allocations in Parson Drove 163
Policy LP58: Residential site allocations in Wisbech St Mary 165
Policy LP59: Residential site allocations in Christchurch 167
Policy LP60: Residential site allocations in Eastrea 169
Policy LP61: Residential site allocations in Guyhirn 170
Policy LP62: Residential site allocations in Murrow 172
Policy LP63: Residential site allocations in Tydd St Giles 173
Policy LP64: Residential site allocations in Coldham 174
Policy LP65: Residential site allocations in Collett's Bridge 175
Policy LP66: Residential site allocations in Newton 176
Policy LP67: Employment allocations in Newton 177
Policy LP68: Residential site allocations in Ring's End 178
Policy LP69: Residential site allocations in Tholomas Drove 179

Part A - Setting the Scene

1. Introduction

1.1. This is the draft Fenland Local Plan. It contains emerging proposals for planning policies for the growth and regeneration for the district to 2040.

1.2. Within this document you will find a vision for what the district could be like in 2040. There are also some objectives to explain what is trying to be achieved and policies setting out what and how much development should take place and the sites required to meet this growth. This Plan is structured as follows:

Part A - sets the overall vision and objectives;

Part B - identifies the spatial distribution and broad areas of growth and sets out the main strategic policies;

Part C - includes the detailed policies and standards that will be used in determining planning applications;

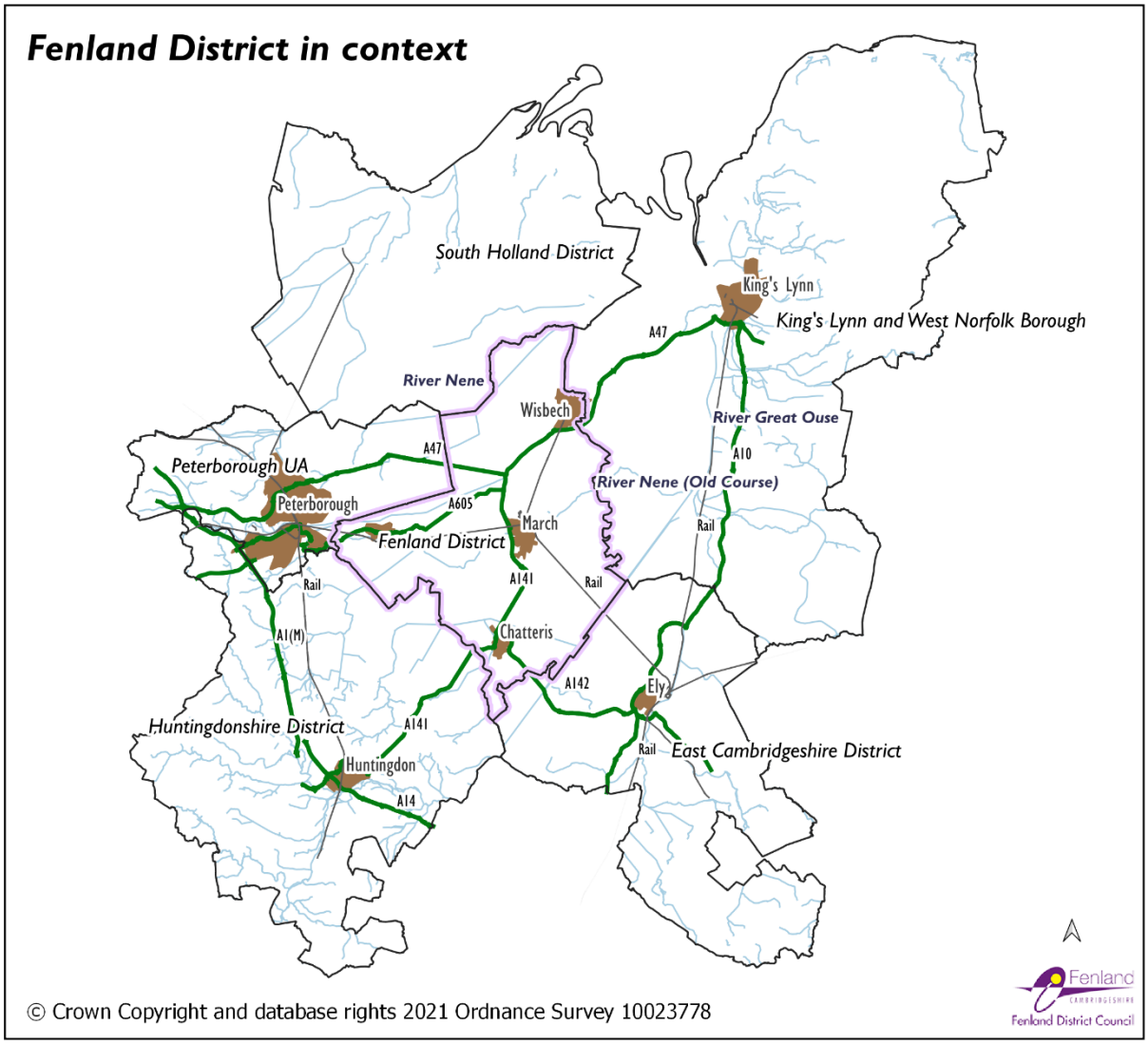
Part D - identifies the sites required to deliver the future growth requirements; and

Part E - the Plan is supported by a Policies Map which shows where the spatial policies in the Local Plan apply. This is also shown on the Interactive Map.

Fenland in Context

1.3. Fenland District Council (FDC) is located within the northern part of Cambridgeshire. To the north is the district of South Holland (part of Lincolnshire), to the north-east the Borough Council of King's Lynn and West Norfolk (part of Norfolk) and to the east and south the district of East Cambridgeshire. Huntingdonshire District (also part of Cambridgeshire) is to the south-west and the unitary authority of Peterborough City Council is to the west. The sub-regional centres of Cambridge, Peterborough and Kings Lynn have a considerable influence on various parts of the district in terms of employment, retail, and health provision.

Map 1 Fenland in Context



1.4. The district covers approximately 200 square miles and includes the four market towns of Chatteris, March, Whittlesey and Wisbech as well as around 30 villages. It is a rural and sparsely populated district with many diverse communities, each with very different needs. The population of Fenland is approximately 101,500[1] with approximately 70% of the population living within one of the four market towns.

1.5. Fenland falls within the Cambridgeshire and Peterborough Combined Authority (CPCA) which has ambitious proposals and funding relating to growth, economy and infrastructure. Fenland's market towns and its rural economy have a key role to play in achieving these ambitions.

1.6. The district is also located in the north eastern corner of the Oxford – Cambridge Arc. Currently the government is preparing a Spatial Framework for the area to support strategic and sustainable economic growth. This will set national planning policy and transport policy for the Arc, which covers the ceremonial counties of Oxfordshire, Buckinghamshire, Bedfordshire, Northamptonshire and Cambridgeshire.

1.7. To meet the needs of the growing workforce, Fenland requires growth in employment land and business opportunities, leading to an improved range of jobs for everyone. To achieve this,

[1] Mid 2018 (https://cambridgeshireinsight.org.uk/wp-content/uploads/2020/04/2018-Based-Population-Forecasts-1.xlsx)

infrastructure needs to be improved to retain and attract employers, and the district needs to keep its presence and appeal in front of potential investors.

1.8. The employment rate for 16-64 year olds in Fenland is above that for England as a whole but below that for Cambridgeshire.

1.9. Based on the Index of Multiple Deprivation (2019),[2] Fenland is Cambridgeshire's most deprived district (ranking as 80th most deprived authority out of 317 nationally). Deprivation levels in Fenland are generally more severe to the north of the district, and this is evident in Wisbech in particular.

1.10. Fenland has a unique environmental character, with its flat, open landscapes, big skies and complex network of drainage channels and watercourses. Although much of the land outside settlements is intensively farmed, there are areas, including within the watercourses, which remain important for their biodiversity and/or heritage value. Each of the four market towns in the district has its own individual character, which has evolved over time in response to key changes in history, such as the drainage of the fens and the arrival of the railways. There are 20 scheduled monuments, 10 conservation areas and over 650 listed buildings of special architectural or historic interest. The gardens of Peckover House in Wisbech are included in English Heritage's register of parks and gardens of special historic interest.

Neighbourhood Plans

1.11. Several communities in the district have demonstrated an interest in neighbourhood planning since its introduction through the Localism Act of 2011. The following lists designated neighbourhood areas and the status of any plan:

- March Neighbourhood Plan was made in November 2017
- Parson Drove Neighbourhood Plan was made in August 2020
- Whittlesey Town Council consulted on their draft Neighbourhood Plan July 2021
- Tydd St Giles Neighbourhood Area was designated in June 2014[3]
- Doddington Neighbourhood Area was designated in April 2016
- Wimblington & Stonea Neighbourhood Area was designated in March 2021

1.12. Neighbourhood Plans are optional plans prepared by communities. Once they are approved by the Council, they form part of the development plan for Fenland, sitting alongside the Fenland Local Plan. If an area has a Neighbourhood Plan, any planning application in that area will be determined using the Local Plan, Neighbourhood Plan, national policy, and taking account of any other material considerations.

1.13. Copies of all 'made' Neighbourhood Plans, and details of any emerging Neighbourhood Plans, can be found on our website (www.fenland.gov.uk/neighbourhood-planning).

[2] https://cambridgeshireinsight.org.uk/wp-content/uploads/2019/12/Fenland_1.1.pdf

[3] **Please note:** Tydd St Giles was designated a neighbourhood area in 2014, however, the Parish Council advised Fenland District Council on the 13 January 2016 that it has taken the decision to no longer progress the Tydd St Giles Neighbourhood Plan.

2. Overarching Issues

2.1. The Local Plan is required to be consistent with the National Planning Policy Framework[4] (NPPF), National Planning Practice Guidance[5] (NPPG) and to have regard to any other plans, policies and strategies. To help identify the key issues that have been used to develop the Local Plan objectives, a review of the following plans, policies and strategies has been carried out:

- Cambridgeshire and Peterborough Minerals and Waste Plan
- East Inshore and Offshore Marine Plans
- March Neighbourhood Plan
- Parson Drove Neighbourhood Plan
- Fenland Business Plan
- Fenland Health and Wellbeing Strategy
- Fenland Leisure Strategy
- Fenland Playing Pitch Strategy
- Fenland Indoor Sports Facilities Strategy
- Fenland Local Football Facility Plan
- Housing Strategy
- Fenland's Creativity and Cultural Strategy
- A Green Future: Our 25 Year Plan to Improve the Environment
- Cambridgeshire Green Infrastructure Strategy
- Natural Cambridgeshire 'Doubling Nature' Vision
- Natural Cambridgeshire Future Parks Accelerator Project
- Natural Cambridgeshire Developing with Nature Toolkit
- Middle Level Biodiversity Action Plans and Manual
- North Level District Internal Drainage Board Conservation Policy Director of Public Health's Annual Report
- Adjoining local authorities' local plans
- Local Transport Plan
- Cambridgeshire Transport Investment Plan
- Fenland Transport Strategy (Draft)
- Chatteris Market Town Transport Strategy
- March Market Town Transport Strategy
- Whittlesey Market Town Transport Strategy
- Wisbech Market Town Transport Strategy
- Fenland Rail Development Strategy
- Cambridgeshire and Peterborough Independent Economic Review (CPIER)
- Cambridgeshire and Peterborough Combined Authority Local Industrial Strategy
- Cambridgeshire and Peterborough Independent Commission on Climate Change
- Anglian Water - Water Resource Management Plan
- Environment Agency - River Nene Catchment Flood Management Plan (CFMP)
- Environment Agency - Great Ouse Catchment Flood Management Plan (CFMP)
- Cambridgeshire's Local Flood Risk Management Strategy
- Cambridgeshire Surface Water Management Plan
- March Surface Water Management Plan
- Cambridgeshire Flood & Water Supplementary Planning Document (SPD)

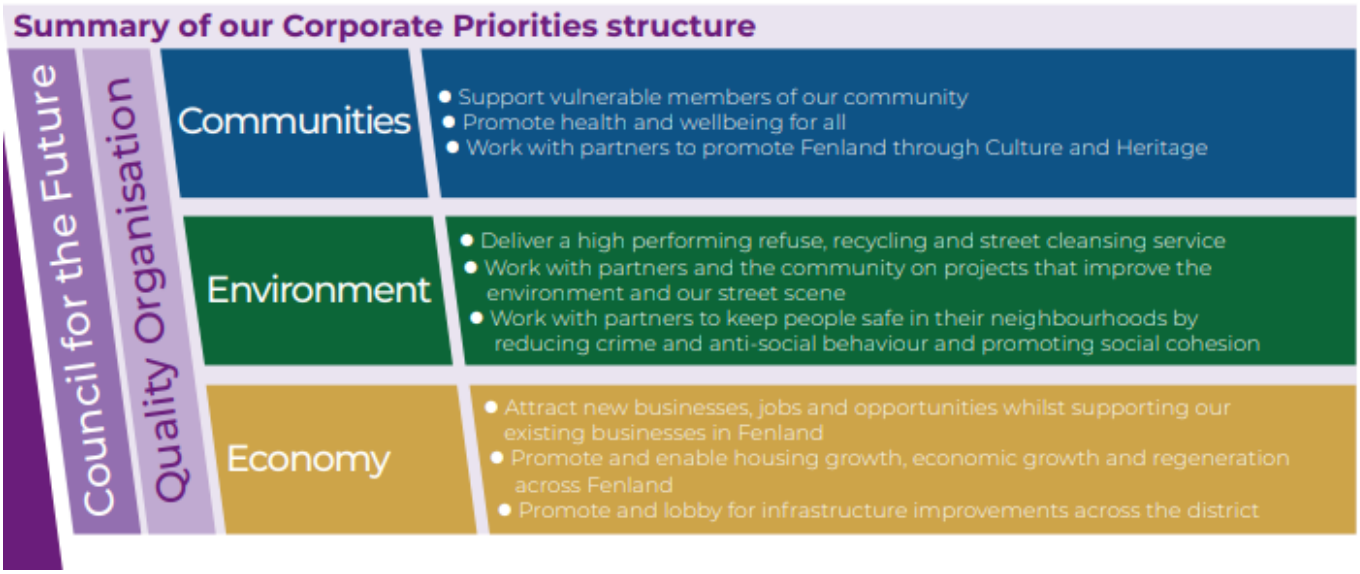
[4] National Planning Policy Framework - GOV.UK (www.gov.uk) (July 2021)
[5] Planning practice guidance - GOV.UK (www.gov.uk)

2.2. The CPCA provided funding for the Growing Fenland[6] project, to allow FDC to produce masterplans for each of the four market towns. The masterplans examine the needs of each town and look at how investment in education and skills, commercial and industrial development and new transport initiatives could help stimulate growth and create more jobs. They also identify potential improvements and opportunities for growth, developing a case to attract additional funding to help deliver their ambitions.

Council's Priorities

2.3. The Fenland District Council Business Plan[7] (2022) sets out the following priorities:

Figure 1: Council's Priorities



2.4. Through these priorities the Council aims to improve the quality of life for all residents and communities and to create sustainable towns and villages.

Strategic Priorities for Development and Use of Land in Fenland

2.5. The strategic priorities for the development and use of land in Fenland District Council area (for the purpose of section 19(1B) of the Planning Compulsory Purchase Act 2004) are:

Table 1: Strategic Priorities

NPPF Strategic Priorities[8]	Local Planning Authority Strategic Priorities	Key Policies to Address these Priorities
Housing and Jobs	To facilitate the delivery in full of the homes and jobs identified as being needed in the district. To deliver a balanced mix of tenures, types and sizes of new homes, including affordable homes of a type and tenure which meet identified needs.	LP2, LP3 and LP12
Retail		LP16

[6] https://www.fenland.gov.uk/growingfenland
[7] https://www.fenland.gov.uk/media/16615/Business-Plan-2022-23/pdf/Business_Plan_2022.pdf?m=637823275981270000
[8] NPPF Paragraph 20

NPPF Strategic Priorities[8]	Local Planning Authority Strategic Priorities	Key Policies to Address these Priorities
	Fenland to continue to be a destination for shopping and leisure.	
Infrastructure	Ensure necessary infrastructure is in place to support growth. Working with the CPCA and County Council, and update the Council's Infrastructure Delivery Plan (IDP).	LP19
Health	To provide safe and healthy environments, reduce health inequalities and help everyone live healthy lifestyles.	LP5
Historic, Built and Natural Environment	To conserve and where possible enhance the natural, built and historic environment through high quality design that is responsive to its surroundings creating distinctive communities that people are proud to be part of.	LP23, LP24, LP25, LP29, LP30 and LP31
Climate Change	To reduce and manage flood risk, improve community resilience and ensure that Fenland adapts to climate change. To minimise the impact of growth, ensure that development is sustainable, designed to allow for active travel connectivity and high levels of energy efficiency.	LP4, LP6, LP7, LP32

2.6. This Local Plan sets out policies to address these priorities when taken as a whole.

Other Strategies, Plans and Evidence Base

2.7. On our website you will find a library of documents which have helped inform preparation of the Local Plan. You can search the list of documents and filter by topic.

www.fenland.gov.uk/article/14471/Document-Library

Overarching Issues

2.8. A good understanding of the needs, constraints and issues facing the district is essential to inform the Local Plan.

2.9. The Issues and Options consultation document (October 2019) asked for views on issues and policies the emerging Local Plan could address and include. The document was based around a series of questions and asked for views on the vision for the district and priorities. The provides a summary of responses. The responses have helped to identify the key issues for Fenland.

2.10. An extensive review of all strategies, plans, policies and other local and national information was undertaken through the Sustainability Appraisal (SA) Scoping Report (October 2019). This identified that the district faces a range of challenges.

2.11. In addition, this draft Local Plan has been prepared during a time of great uncertainty and change to the economy brought on by both the Covid 19 pandemic and the UK departing the European Union. The true impact of these events are yet to be fully understood.

2.12. The issues are set out below and have been categorised into a number of topic areas. It is emphasised that these are issues that the Local Plan must take into account, but it does not follow that it has to address them all. Some will be addressed by other means outside the Local Plan process. The order of overarching issues set out below does not imply any relative importance of one over another.

Overarching Issues

- **Healthy Communities** – There are significant health inequalities within the district, with lower life expectancy than the national average and lower levels of physical activity.
- **Jobs, Education and Housing** – Fenland has a diverse economy, but is based on a low skill and low wage economy with high levels of deprivation and social exclusion. Insufficient affordable housing to meet high need.
- **Transport** – The district has poor quality roads, limited bus services in rural areas and a lack of cycle routes and public footpaths.
- **Heritage, Place Making and Landscape -** A total of 14 heritage assets in the area are on Historic England's Heritage at Risk Register. Some historic assets do not benefit from proper and timely management.
- **Resilience to Climate Change and Flood Risk –** Much of the district is located within areas at risk of flooding. Increased risk of flooding due to rising sea levels and change in weather patterns. Impacts of climate change on infrastructure and agricultural.
- **Land Use and Wildlife -** The district includes high grade agricultural land and a number of international, national and locally designated nature sites but habitats have been depleted and tree cover is low. Poor public open space provision.
- **Water Resources –** Fenland is located in an area of water stress: growth will put pressure on water supply and existing sewage infrastructure.
- **Pollution and Waste -** Air pollution has an adverse impact on health and life expectancy. Recycling rates below national average.
- **Sustainable Resources -** Cumulative impact of windfarms on the landscape. Financial viability of developments in Fenland.

3. Our Vision

3.1. This section describes our vision for the district over the period to 2040.

Our Vision for Fenland

By 2040 all settlements, big and small, will be attractive and prosperous places to live, set within our unique and protected Fens landscape. They will benefit from economic growth and inward investment.

Between 2021 and 2040, Fenland will grow by approximately 10,500 new homes and 18,000 new jobs, meeting the needs of all communities.

Growth will be focussed on our four market towns, but villages will not be left behind, with

appropriate levels of development being permitted to ensure they remain thriving local communities.

The district will attract new business, jobs and investment, whilst also supporting existing businesses and encouraging them to expand, helping to boost productivity. Rural communities and the rural economy will be supported.

Growth in homes and jobs will be closely linked, with new infrastructure such as schools, roads, health facilities and open space provision planned and provided at the same time as the new buildings.

The natural and historic environments, and their assets, will be conserved and enhanced, and high-quality agricultural land will be protected, with new development taking into account the surroundings of the area in which it would be situated.

Through growth, current issues such as health inequalities, community deprivation, infrastructure deficit and low skills, will be tackled and addressed. Growth will attract investment, businesses and new residents to the district.

4. Our Objectives

4.1. To achieve our vision, we have identified a set of overarching objectives. These objectives have evolved from the review of relevant plans and programmes undertaken for the Sustainability Appraisal (SA) process. The NPPF clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development.

4.2. Each Local Plan policy, and all reasonable alternative options, have been assessed against the above sustainability objectives. The results are set out in the SA report which is published alongside this Local Plan.

4.3. To help demonstrate how each policy meets the sustainability objectives, for any policy that scores either a positive effect (+) or a significant positive effect (++) the relevant SA symbol, as shown below, has been placed above each policy.



Table 2 : Sustainability Objectives

1. Healthy Communities	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income
	1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments
	1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places
	1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets
2. Jobs, Education and Housing	2.1 Help people gain access to a range of employment, education and training opportunities
	2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy
	2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
3. Transport	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.
	3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability
4. Heritage, Place Making and Landscape	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment
	4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character
	4.3 Retain the distinctive character of Fenland's landscape
5. Resilience to Climate Change and Flood Risk	5.1 Limit or reduce vulnerability to the effects of climate change
	5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources
6. Land Use and Wildlife	6.1 Minimise the irreversible loss of undeveloped land, particularly high grade agricultural land
	6.2 Utilise brownfield sites for re-development in appropriate circumstances
	6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species
	6.4 Achieve net gains in biodiversity and create and enhance an ecological network

	that is resilient to the effects of climate change
 **7. Water Resources**	7.1 Minimise water consumption and encourage re-use
	7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies
 **8. Pollution and Waste**	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)
	8.2. Reduce the risk of pollution to the environment from contaminated land
	8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste
 **9. Sustainable Resources**	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources
	9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use

Part B – The Spatial Strategy

5. Local Plan Growth Strategy

5.1. Part B of the Local Plan sets out the overall strategy for meeting the future growth of Fenland to 2040, and the main strategic policies. It sets out how much growth is needed and how it will be distributed to ensure that the Local Plan vision and sustainability objectives can be met. Part C of this Plan sets out the detailed planning policies and Part D identifies the sites required to meet the future growth.

Housing Need

5.2. As required by the NPPF, this Local Plan must define the overall level of growth for new housing for the district. National policy requires that the 'standard method' is used to assess the Local Housing Need (LHN). The method is set out in the NPPG - Housing and Economic Need Assessment[9].

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

5.4. The housing requirement for this Draft Local Plan therefore consists of 517 dwellings for the period 01 April 2021 to 31 March to 2022 (1 year) plus 556 dwellings in each year from 01 April 2022 to 31 March 2040 (18 years) thereby providing a total requirement of 10,525 dwellings from 01 April 2021 to 31 March 2040[10].

5.5. Part D of this plan identifies the sites required to meet the housing requirement and Table 10 'Housing Trajectory' projects the delivery of new dwellings in each year to 2040.

5.6. Since the LHN figure is adjusted by government each year as new data and statistics are published, it is likely that the housing requirement will change further during the course of preparing this new Local Plan for Fenland. For context, the current LHN figure is similar to the 550 dwellings per year target in the adopted Local Plan (2014). The Proposed Submission version will include the latest LHN figure at the time of publication and will include specific and deliverable sites to meet this target. The Council's intention is to accommodate its LHN requirement in full.

Five Year Land Supply

5.7. The NPPF[11] requires councils to *'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'.*

5.8. The latest Five-Year Land Supply Report[12] (September 2021) shows that the Council can demonstrate 6.69 years supply of housing land over the five year period.

5.9. The NPPF at paragraph 74 states that a 5% buffer should be included as part of the five-year requirement, and that this should increase to 20% where there has been significant under delivery of housing over the previous three years.

[9] Paragraph: 004 Reference ID: 2a-004-20201216

[10] (517 dwellings * 1 year) + (556 dwellings * 18 years) = 10,525 total dwellings

[11] Paragraph 74

[12] https://www.fenland.gov.uk/media/17835/Five-Year-Housing-Land-Supply-Report-2021/pdf/FYLSReport_Sept21.pdf?m=637672092034830000

5.10. In 2019, the NPPF introduced the Housing Delivery Test (HDT), which measures net additional dwellings provided in each Council area against the homes required, using national statistics and local authority data over the previous three financial years. The purpose of the HDT is to hold local authorities to account over the past delivery of new housing. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.

5.11. The latest HDT results were published in January 2022 and shows that Fenland District Council's result is 95%. Please see the Housing Delivery Test: 2021 Measurement[13] for further information. This means that the Council is not required to prepare an Action Plan and a 5% buffer must be applied to the five-year land supply.

5.12. A separate Five Year Land Supply Report (June 2022) has also been prepared to support this Draft Local Plan and to show that the proposed sites identified in Part D of the Plan are deliverable and can meet the five year requirement for 2,585 dwellings between 1 April 2021 and 31 March 2026.

Fenland Economy

5.13. Fenland's economy is diverse and of national importance, as a centre for agriculture, food processing industries, manufacturing, logistics and storage, engineering, public administration and other industries.

5.14. Fenland's market towns provide the main locations for employment within the district. Fenland has a functional relationship with major employment centres such as Peterborough, Kings Lynn and Cambridge. These sub-regional centres exert a considerable influence on various parts of the district, providing employment opportunities for Fenland residents.

5.15. This local plan has been produced at a time of great uncertainty and change to the economy brought on by both the COVID-19 pandemic and the UK departing the European Union. The true impact of these events on the commercial environment are yet to be fully understood. Fenland District Council, Cambridgeshire County Council and the CPCA are working together to ensure the local economy is robust and will bounce back strongly.

5.16. The CPCA published the Cambridgeshire and Peterborough Independent Economic Review[14] (CPIER) analysis in 2018: this included the ambition to 'double economic output across Cambridgeshire and Peterborough by 2040'.

5.17. The Council's Employment Needs Report (October 2021) identifies a minimum target of 18,000 jobs, through the allocation of **215 hectares of employment land** between 2021 and 2040, to keep pace with housing growth and meet the needs of new residents, whilst addressing the current shortfall of jobs.

5.18. In making site allocations for employment growth, this Plan has sought to deliver the needs and growth aspirations of individual settlements. To ensure that existing locations for employment remain in employment use, this Local Plan (see Policy LP15) safeguards a number of existing business parks and major locations for employment across the district. In addition to the site allocations, this

[13] https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement
[14] https://www.cpier.org.uk/final-report/

Local Plan creates opportunity for a further 100ha of employment land at broad locations for employment growth at Chatteris.

6. The Settlement Hierarchy and the Countryside

6.1. A settlement hierarchy ranks settlements according to their size and range of existing services and facilities. It provides a framework for decisions about the scale and location of new development, and the targeting of investment in any new services and facilities. In general terms, a hierarchy helps decision making achieve more sustainable communities, bringing houses, jobs and services closer together in settlements that already offer the best range of services and facilities.

6.2. A settlement hierarchy also helps to protect the character of the landscape, by maintaining and reinforcing the distinction between built-up areas and countryside, and placing a restriction on the forms of development that would be acceptable in the countryside.

6.3. In the District there are a number of settlements ranging in size from market towns to small villages, hamlets and individual, isolated dwellings.

6.4. The Fenland Survey of Existing Services and Facilities Study (June 2022) identifies which settlements should be included in the settlement hierarchy and at what tier they sit. It also explains the rational in more detail.

6.5. It is emphasised that the position of any village in the hierarchy is largely a reflection of its size, and the scale and range of its existing services and facilities. Whilst this offers a pointer to its suitability (or not) for further development, it does not follow that new development is either appropriate or necessary. For example, if there is no need to identify sites for development in the rural area, then a village which is highly placed in the hierarchy may not need to have any site allocations. Another example, a village may be highly placed in the hierarchy, but subject to constraints which restrict the scope for further development: the constraints would not alter its position in the hierarchy, but would be a critical factor in determining its suitability for any growth.

6.6. The settlement hierarchy identified in policy LP1 below has been used to assist in determining the overall distribution of growth and for identifying which settlements, subject to consideration of constraints, would be more suitable for future growth.

6.7. This policy, together with policy LP2 (Spatial Strategy for the Location of Growth) and policy LP3 (Spatial Strategy for Employment Development), steers most new development to those larger places that offer the best access to services and facilities (both now and for the foreseeable future). This can help reduce the need to travel, as well as making best use of existing infrastructure and previously developed land in built-up areas.

6.8. This policy does not set an absolute restriction on the number of dwellings or other development that would be acceptable. This would be determined by applying Local Plan policies relating to such matters as density, amenity, traffic implications and greenspace provision.

6.9. It is emphasised that place names in the policy are references to villages, not parishes, as there are instances in where a village extends across parish boundaries and therefore includes properties in more than one parish.

6.10. For many years the Council defined a settlement boundary for each settlement on the Policies Map: these settlement boundaries set the limit of the physical framework of the built-up area. The Local Plan adopted in 2014 removed such boundaries, to allow for greater flexibility to support growth, but in doing so reduced certainty as to where development may or may not go.

6.11. This Plan reintroduces settlement boundaries: these are shown on the Policies Map (see Part E). The supporting Settlement Boundaries Evidence Report (June 2022) provides background information to the process.

6.12. The primary purposes of settlement boundaries, and the policies which apply within and outside them, are to prevent the spread of development into the countryside thereby conserving its intrinsic character and beauty[15]; to maintain the essential character of each settlement; and to control the growth within and outside each settlement in accordance with the settlement hierarchy in policy LP1. Policy LP18 (Development in the Countryside) sets out further criteria for considering development in the countryside. All other residential development outside of a settlement boundary will, by definition, be contrary to the vision, objectives, development strategy and policies of this Local Plan.

6.13. However, recognising the traditional pattern of development in the area and to allow for some flexibility, the Policies Map identifies areas of land suitable for frontage infill development . Policy LP1 explains that within the defined frontage areas land on the edge of some settlements could be suitable for small scale frontage infill development outside of the defined boundary. . These frontage infill sites could be suitable for self-build or custom build homes as set out in Policy LP13.

6.14. As part of the Settlement Boundary Review, an assessment of suitable frontage areas was undertaken. The following criteria was used to identified frontage/infill areas. The areas:

- must adjoin the defined settlement boundary and existing frontage development;
- must include suitable vehicular accesses and pedestrian access,
- must not extend into areas of flood risk;
- must have a clearly defined end point, such as a dwelling or farm building, a road or ditch, and not extend obtrusively into the open countryside.
- cannot result in the coalescence of settlements or loss of important gaps within or between settlements;
- must take into account the landscape impact and important views;
- must take into account the historic environment if adjacent to a conservation area or setting of any listed buildings;

6.15. This approach is not suitable for all villages due to the characteristics and constraints of each settlement, such as flood risk, but is intended to provide some level of flexibility. They will form additional windfall sites. The identified frontage areas are not expected or required to come forward as Local Plan allocations and therefore do not count as part of the overall housing provision. They will form additional windfall sites.

Policy LP1: Settlement Hierarchy

Part A – Settlement Hierarchy

Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the following settlement hierarchy.

Market Towns	Chatteris, March , Whittlesey, Wisbech
Large Villages	Doddington, Manea, Wimblington

[15] A requirement of Para. 174 NPPF 2021

Medium Villages	Benwick, Coates, Elm, Friday Bridge, Gorefield, Leverington, Parson Drove, Wisbech St. Mary
Small Villages A	Christchurch, Eastrea, Guyhirn, Murrow, Tydd St. Giles
Small Villages B	Church End, Coldham, Collett's Bridge, Newton, Pondersbridge, Ring's End, Tholomas Drove, Turves, Tydd Gote.

Part B - Settlement Boundaries

The boundary for each settlement is identified on the Policies Map. Proposals within the settlement boundary will be supported in principle. Land outside the settlement boundaries is defined as countryside. Development in the countryside (i.e. outside the boundary of all settlements in the hierarchy) will be restricted to that which is:

- demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural greenspace, transport or utility services and infrastructure; or
- residential development which satisfies the 'exception' test set out in policy LP12 (Meeting Housing Needs); or
- Infill frontage development in accordance with Part C of this Policy; or
- development in accordance with policy LP18 (Development in the Countryside) or
- minerals or waste development in accordance with the separate Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)[16]; or
- to enable sites occupied by existing businesses to expand in accordance with Policy LP15 (Employment).

Part C - Frontage Infill Development

Recognising the traditional pattern of development in the district, the Policies Map identifies areas of land suitable for frontage infill development in some settlements. These areas of land on the edge of settlements could be suitable for 1 or 2 plots and such development should respect the character of existing development nearby. These plots should be suitable for self build or custom build homes.

All other residential development outside of settlement boundary will, by definition, be contrary to the vision, objectives, development strategy and policies of this Local Plan, and should be refused. Unless otherwise acceptable within a made Neighbourhood Plan.

7. Growth Strategy

Housing

7.1. As set out in Section 5, the Local Plan housing target is for **10,525 dwellings between 1 April 2021 and 31 March 2040.** Policy LP2 sets out the overall spatial strategy housing growth.

7.2. The spatial strategy makes provision for housing growth in a wide variety of places across the district, with particular emphasis on the four market towns of Chatteris, March, Whittlesey and Wisbech.

[16] https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan

7.3. As the main population centres, the market Towns provide opportunities for new development in locations with good access to employment, retail, education, transport, leisure and community facilities.

7.4. Fenland faces significant challenges to the delivery of new homes. Historic delivery rates of housing development failed to keep pace with the housing requirement. A Viability Assessment to inform the preparation of this Local Plan was commissioned. The assessment found that Fenland has lower house prices and land values than other authorities in the wider Cambridge sub-region and has relatively low development viability, particularly in locations in the north of the district.

7.5. In formulating the strategy for growth, particular regard has been given to deliverability and viability issues present in the district. Notably, the spatial strategy:

- Directs growth principally to market towns;
- Provides opportunities for growth in settlements across the rural area, where there is proven market demand that people want to live there and businesses want to invest;
- Offers choice for prospective home-buyers and renters and ensures that all communities receive the benefits of growth;
- Allocates a range of site types and sizes to provide choice in the market for land, recognising that smaller sites can often be delivered most quickly; and
- Includes a robust buffer (approx. 10%), over-allocating land to compensate for any sites which do not come forward, or do not come forward as quickly as expected.

7.6. As set out in policy LP1 (Settlement Hierarchy), this Local Plan defines settlement boundaries around all settlements in the district, creating opportunities for windfall and infill development in existing communities. Outside of these settlement boundaries, opportunities for development are generally limited to that in accordance with policy LP12 (Meeting Housing Needs: Part C Exception Sites/ First Homes Exception Sites) and LP18 (Development in the Countryside).

7.7. It is expected that planning decisions will support delivery of the spatial strategy, with the majority of new housing development taking place on sites allocated by policies in Part D, and shown on the Policies Map (Part E).

Neighbourhood Areas

7.8. National policy requires the council to set a housing requirement for designated neighbourhood areas[17]. As explained in section 1.11, several communities have shown an interest in preparing neighbourhood plans but take up in Fenland has been fairly limited and communities have generally not sought to create additional sites for housing development. The Local Plan meets the housing requirement in full, and there is no additional identified need for housing growth to be met exclusively through neighbourhood plans. Consequently, this Local Plan sets a target of 'zero' for all designated neighbourhood areas.

7.9. Policy LP2 is considered to be a 'strategic' policy, and neighbourhood pans should achieve general conformity with the policy. However, it is commonly accepted that neighbourhood plans can identify additional growth above and beyond that set out in Local Plans. The Council is supportive of neighbourhood plans and encourage communities to identify additional opportunities for housing growth through their neighbourhood plans.

[17] Para. 66 NPPF July 2021

7.10. The Key Diagram (Map 2) indicates the general distribution of future growth across Fenland's towns and villages.

Policy LP2: Spatial Strategy for the Location of Residential Development

Through applying Government's Local Housing Need method, **Fenland has a housing requirement of 10,525 new dwellings between 01 April 2021 and 31 March 2040**.

This Local Plan focuses the majority of new residential development in and around Fenland's four market towns of Wisbech, March, Whittlesey and Chatteris. The plan also recognises the benefits growth can bring to rural communities and the important role the rural area plays in delivering new homes, and therefore distributes a portion of the housing requirement across Fenland's villages.

The site allocations set out at Part D of this plan and shown on the Policies Map (Part E) provide specific, deliverable sites for housing development across Fenland's towns and villages.

The settlement boundaries identified by Policy LP1 provide opportunities for appropriate windfall development, such as small-scale infill and brownfield redevelopment, within existing towns and villages. In the open countryside, opportunities for development are more limited.

Through the site allocations, windfall development, and existing sites with planning permission, it is estimated that this Local Plan makes provision for 10,828 dwellings over the plan period. The broad distribution of growth is informed by the settlement hierarchy at policy LP1 and is set out in the table.

Growth Strategy

Settlement Hierarchy Tier		New Dwellings (units)	Dwelling supply as percent of total housing requirement (%) (rounded)
Market Towns	**March**	**2,746**	26%
	Chatteris	**1,737**	17%
	Wisbech	**1,287**	12%
	Whittlesey	**886**	8%
Large Villages		**798**	8%
Medium Villages		**1,513**	14%
Small Village A		**156**	1%
Small Village B		**61**	1%
Open Countryside (Outside settlement boundary)		**144**	1%
Windfall		**1,500**	14%
District Total		**10,828**	**103%**

Planning decisions should support delivery of, and should not undermine, the spatial strategy.

Neighbourhood Areas

This Local Plan meets its housing requirement in full. There is no additional identified housing need to be met through Neighbourhood Plans or Neighbourhood Development Orders.

For the purposes of setting a housing requirement for designated Neighbourhood Areas, this requirement figure is equal to the sum total of the estimated dwelling supply from all site allocations (as indicated in Part D) within the Neighbourhood Area.

Neighbourhood Plans which identify additional sites and opportunities for housing development will generally be welcomed.

Employment

7.11. The Council's business plan states one of its priorities is to 'attract new business, jobs and opportunities whilst supporting our existing businesses in Fenland'. Taking into account the CPCA's ambition to 'double economic output across Cambridgeshire and Peterborough by 2040' it is proposed that the new Local Plan should take a much more flexible and facilitative approach to economic growth by allocating significantly more employment land and allowing more windfall opportunities.

7.12. Policy LP3 sets out the spatial strategy for employment growth supported by Policy LP15 which sets out the Council's vision for future employment development.

Characteristics of Employment in Fenland

7.13. In Fenland the main types of businesses are associated with agriculture, agritech and food manufacturing. Fenland's market towns provide the main locations for employment within the district.

7.14. Wisbech, the district's largest population centre, provides a range of employment opportunities, notably in food processing industries, manufacturing, logistics and storage, with good access to the A47. The town has an inland port which provides economic opportunity and is already identified as an area for regeneration.

7.15. March's economy supports Fenland's ongoing economic function as a centre of agricultural production, reflected in a number of food production businesses which are key employers in the town. The public sector is an important local employer in March, which is home to the District Council's offices and Whitemoor Prison. March's connections to the rail network offers employment through Network Rail's supply and infrastructure depot, and from a variety of rail-based jobs in freight, logistics and recycling.

7.16. Chatteris' major local employers include large-scale food production firms as well as 'Metalcraft', which specialises in high-end engineering solutions. The South Fens Business Centre has been designed to meet the needs of dynamic small and start-up businesses.

7.17. Whittlesey benefits from its close connections to Peterborough, a major employment centre. The town is home to a number of important local employers, including Hanson Brick and McCain Foods. The town includes a railway station offering links to local employment centres such as Peterborough and Cambridge.

7.18. In addition, Fenland's villages and rural areas offer local employment opportunities, business parks and locations for major employers.

7.19. Fenland has a functional relationship with major employment centres such as Peterborough, Kings Lynn and Cambridge. These sub-regional centres have a considerable influence on various parts of the district in terms of employment. In recent years, growth in employment in Fenland has not matched workforce expansion. Consequently, out-commuting is high, with half of Fenland's residents commuting out of the district to work.

Challenges

7.20. Through dialogue with the development industry, the Council has identified a number of challenges affecting employment growth and business expansion in the district, including a lack of available and serviced employment land; environmental constraints such as flood risk; high expectations of land values and high rent and build costs; a lack of 'ready-made' units for businesses to occupy; and changing work and shopping habits as a result of COVID-19 pandemic.

7.21. Current high levels of out-commuting causes congestion and is detrimental in environmental terms, and impacts on the quality of people's lives.

7.22. Recent changes to planning law have added greater flexibility to some employment uses, which could increase the rate at which land and buildings normally used for employment is lost to other uses.

7.23. In addition, Fenland's population will grow over the plan period creating demand for more employment opportunities. It is therefore important that jobs growth keeps pace with housing development.

Strategy for employment growth

7.24. As explained in section 5, it is identified through the Council's Employment Needs Study that a minimum of 18,000 jobs are required over the plan period to keep pace with housing growth, meeting the needs of new residents, and address the current shortfall of jobs. To achieve this target will require the allocation of **215 hectares of employment land** (of which, approximately 41ha is made up of existing commitments at 1 April 2021).

7.25. This target is considered to be aspirational, but realistic and consistent with past net jobs growth and floorspace delivery.

7.26. In making site allocations, the Plan has sought to identify employment sites to meet the needs and growth aspirations of individual settlements. In addition, the Council has been mindful of the potential losses of employment land which could occur through permitted changes to alternative uses.

7.27. Sites designated for employment development are set out in the site allocations in Part D. The total amount of land generated by these sites is 225ha which exceeds the identified requirement of 215 ha.

7.28. To ensure that existing locations for employment remain in employment use, through Policy LP15, this plan safeguards a number of established business parks and major locations for employment across the district. These Established Employment Areas (EEA) are indicated on the Policies Map.

7.29. Delivering the Local Plan jobs growth target will require input from a wide range of partners, and is also ultimately dependant on national and international factors. Nevertheless, the planning system can make a significant contribution by ensuring sufficient quality of land is available in the right locations.

7.30. To attract and facilitate the delivery of employment growth, the Council will work with relevant partners, including the CPCA's Business Board, and continue to play an active role in the CPCA. Including infrastructure requirements for road and improved train services.

Policy LP3: Spatial Strategy for Employment Development

The employment growth strategy will be principally focused on the market towns of Wisbech, March, Chatteris and Whittlesey, with limited new employment allocations in the rural area. Policies LP15 and LP18(f), however, set out how existing local businesses could be supported to expand and adapt in the future, including in the countryside.

Site allocations for employment development, as set out in Part D of this plan, make provision for 225ha of employment land (B2, B8, and E(g)) between 01 April 2021 and 31 March 2040.

The broad distribution of site allocations, including commitment from sites with extant planning permission, is as follows:

Settlement Hierarchy Tier		Available employment land (Ha)	Land supply as percent of total employment land requirement (215 ha) (%) (rounded)
Market Towns	March	53.91	25%
	Chatteris	51.59	24%
	Wisbech	89.72	42%
	Whittlesey	9.71	5%
Large Villages		0.00	0%
Medium Villages		4.78	2%
Small Village A		0.00	0%
Small Village B		0.00	0%
Open Countryside		15.68	7%
District Total		225.39	105%

Individual sites to deliver the scale of jobs growth set out above are contained in Part D of this Plan and shown on the Policies Map (Part E).

Established Employment Areas (EEA), as set out in Policy LP15 and as indicated on the Policies Map (Part E), are safeguarded for future employment use to support existing businesses and to adaptation to future employment needs.

To reflect local aspirations for employment growth at Chatteris, two 'broad locations' for employment growth are identified to the south-west and north-east of the town, as indicated on the Policies Map. It is estimated that these broad locations for growth could deliver around 100ha of additional employment land.

8. Securing Fenland's Future

8.1. A central part of the planning system is achieving sustainable development. The NPPF sets out economic, social,[18] objectives to achieve sustainable development and includes a *'presumption in favour of sustainable development'* which aims to ensure that these objectives are met. The NPPF also dictates that:

> *'...planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area[19]'*.

8.2. To achieve sustainable development, policies within this Plan must secure development that meets the current needs of the district without compromising future generations. Ensuring that new development is sustainable will help to secure Fenland's future: at the heart of the growth strategy for Fenland is a desire to deliver growth that is not for its own sake, but growth that brings benefits to all sectors of the community now and in the future. All policies in this Plan have been tested against the Local Plan Sustainability Appraisal objectives to ensure that the plan meets these requirements (see Section 4).

[18] NPPF Paragraph 8
[19] NPPF paragraph 9

8.3. This Local Plan, and indeed the planning system, can play a vital role in achieving sustainable development. It can address issues such as:

- adapting to climate change, and moving to a low carbon economy;
- reducing energy and water use;
- design and location of development;
- biodiversity; and
- reducing reliance on the car and encouraging walking and cycling.

8.4. A changing climate is one of the greatest challenges of our time and is already impacting on our lives. We are seeing more extreme weather events, including hotter and drier summers, the increased risk of flooding, and sea level rise. In 2019 central government set a target to achieve net zero carbon emissions by 2050.

8.5. The CPCA set up the Cambridgeshire and Peterborough Independent Climate Change Commission to help identify challenges and opportunities faced by the region due to the impacts of climate change. In October 2021 the independent commission published its findings. This reported that greenhouse gases in the Combined Authority region are high, the region is at high-risk from the changing climate and whilst there is a huge task ahead urgent action is needed. The Combined Authority has since established a Climate Working Group to develop an Action Plan and effective local response.[20]

8.6. Tackling climate change is clearly a long-term challenge that will be faced internationally, but Fenland must consider the local responsibilities and implications for the future plans of the district.

8.7. A changing climate poses a number of risks to Fenland (which has particular vulnerabilities given its flat Fen landscape) which are likely to result in major environmental, economic, social and health consequences in the future. Among these risks are an increase in the severity and frequency of flooding; changes in agricultural practice; and failing infrastructure.

8.8. The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by Government policy in the NPPF[21], to shape places in ways that contribute to "radical reductions" in greenhouse gas emissions, minimise vulnerability and improve resilience. As part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.

8.9. Local Plans are also legally obliged to include policies 'designed to secure' that the development and use of land contributes to the mitigation of, and adaptation to, climate change. National policy[22] also reminds planning authorities that Local Plans are obliged to proactively contribute towards the legally binding requirement of emissions in the UK to become net zero by 2050.

8.10. The following Policy LP4 sets out the Council's overall vision and objectives to securing Fenlands future by achieving sustainable development and supporting a transition to a low carbon future: it is further supported by policies throughout this Plan.

[20] Fairness, nature and communities: addressing climate change in Cambridgeshire and Peterborough https://www.cpier.org.uk/final-report/

[21] Paragraph 152

[22] NPPF footnote 53

Policy LP4: Securing Fenland's Future

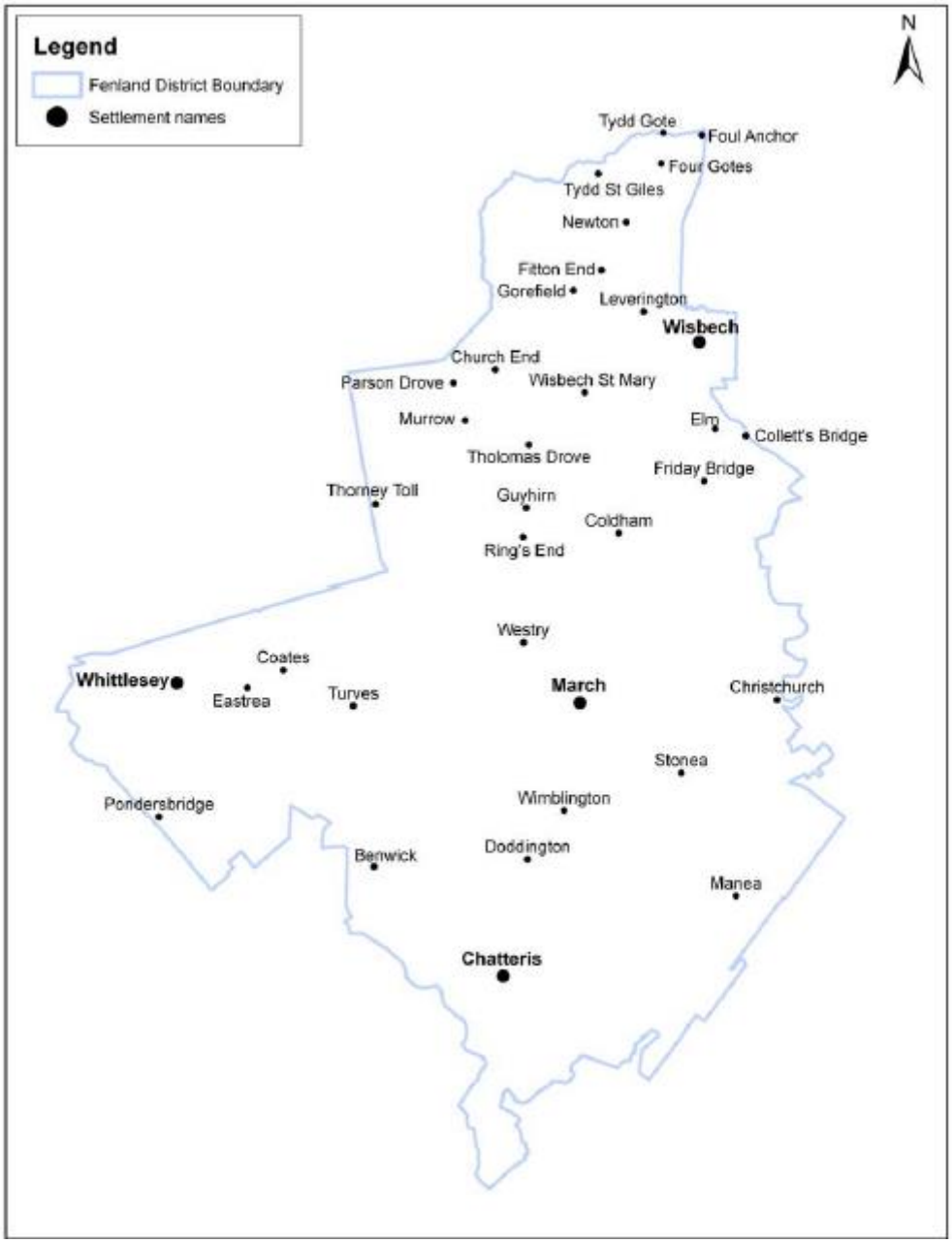
When considering development proposals, the Council will take into account the presumption in favour of sustainable development contained in the National Planning Policy Framework[23]. It will seek to work proactively with developers and investors to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Proposals should clearly demonstrate how they will achieve the requirements for emission minimisation, climate change mitigation and adaptation to a changing climate required by various policies throughout this plan, including:

- LP6 - Renewable and Low Carbon Energy Infrastructure
- LP7 - Design
- LP8 - Amenity Provision
- LP20 - Accessibility and Transport
- LP24 - Natural Environment
- LP25 - Biodiversity Net Gain
- LP26 - Carbon Sinks and Carbon Sequestration
- LP27 - Tress and Planting
- LP29 - Green Infrastructure
- LP31 - Open Space and Recreational Facilities
- LP32 - Flood and Water Management
- LP34 - Air Quality

[23] NPPF paragraph 11

Map 2: Key Diagram



Part C – The Policies

9. The Policies

9.1. In this part of the Local Plan, we set out various criteria-based policies which will be used to appraise, and reach decisions on, planning applications.

10. Health and Wellbeing

10.1. One of the Council's corporate objectives is to '*Promote health and wellbeing for all*'. The Local Plan can play a key role helping achieve this by setting out policies that will ensure new development will support and encourage healthy lifestyles and meet the NPPF aim to '*achieve healthy, inclusive and safe places*[24]*'.*

10.2. The government's health profile for Fenland shows that life expectancy, obesity and physical activity are all significantly worse than the England average.

10.3. The Draft Cambridgeshire and Peterborough Joint Health Strategy[25] (2020 to 2024) shows that needs for health and social care services are not equally distributed across Cambridgeshire. People in Fenland are more likely to have long term illnesses which limit their activities in daily life. Communities with the poorest health are concentrated in north Fenland.

10.4. There is strong evidence that inequalities in health and wellbeing are influenced by social, economic and environmental factors. These are known as the wider determinants of health. In order to help address these priorities and issues, it is essential that community needs are supported through appropriate physical social and green infrastructure, and by other facilities and key services which contribute to improving physical and mental health and wellbeing, and the overall quality of life experienced by residents.

10.5. Most developments have the potential to positively influence health and wellbeing. The impacts of proposed development on the wider determinants of health could be assessed and considered by the applicant at the earliest stage of the design process, this includes developers consulting with health care commissioners at an early stage to identify the need for new or enhanced health care infrastructure. This is particularly true for major schemes such as town extensions: see Part D of this Plan, which identifies strategic sites.

10.6. Active Design, developed by Sport England and supported by Public Health England, provides a set of principles for creating the right conditions within existing and proposed development for individuals to be able to lead active and healthy lifestyles. The Active Design guidance, which provides further details for each of the principles along with a set of case studies, can be found on Sport England's website[26]. Developers may find it helpful to consider the guidance when preparing a planning application.

10.7. Health and wellbeing cuts across many policies in this Local Plan and is one of the Local Plan objectives and sustainability criteria. Policy LP 5 should be read alongside other policies in this plan that seek to address the wider detriments to health in more detail.

[24] NPPF paragraph 92

[25] https://www.peterborough.gov.uk/asset-library/draftcambridgeshireandpeterboroughjointhealthandwellbeingstrategy2020-24.pdf

[26] https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design

Policy LP5: Health and Wellbeing

Development proposals should contribute to achieving the Council's corporate objective to *'promote health and wellbeing for all'* by promoting health and welling of the community and contributing to reducing health inequalities and helping to enable healthy and active lifestyles.

This will be achieved by:

- Seeking in accordance with policy LP19 (Strategic Infrastructure) developer contributions towards new or enhanced health facilities from developers where development results in a shortfall or worsening of provision, as informed by the outcomes of consultation with health care commissioners;
- creating sufficient homes, in the right location, and of the right mix to meet people's needs (see LP12 Meeting Housing Needs);
- planning housing that reflects the changes that occur over a lifetime so people are not excluded by design as they grow older and frailer or as their circumstances change (see LP12 Meeting Housing Needs);
- building homes which are easy to warm (see LP6 Renewable and Low Carbon Energy Infrastructure) and safe from flooding (see LP32 Flood and Water Management));
- promoting high levels of residential amenity (see in particular LP7 Design and LP 8 Amenity Provision);
- creating opportunities for employment in accessible locations (see Part D);
- providing good access to health, leisure and recreation facilities (see, for example, LP17);
- providing and maintaining effective, sustainable and safe transport networks to ensure access to all essential services (see LP20 Accessibility and Transport);
- helping to reduce crime, the fear of crime and anti-social behaviour (see LP11 Community Safety);
- acknowledging and providing or protecting as appropriate, the role of allotments, farm shops and farmers markets in providing access to healthy, affordable and locally produced food;
- Provision of open space and green infrastructure (see LP29, LP30 and LP31);
- Provision of walking and cycling infrastructure.

New Healthcare Facilities

Proposals for new healthcare facilities should relate well to public transport services, walking and cycling routes and be easily accessible to all sectors of the community. Proposals which utilise opportunities for the multi-use and co-location of health facilities with other services and facilities, and thus co-ordinate local care and provide convenience for the community, will be particularly supported.

The provision of new or expanded healthcare services and facilities will be particularly supported where the project is identified by the Council's Infrastructure Delivery Plan.

11. Renewable Energy

Renewable and Low Carbon Energy

11.1. Policy LP4 highlights the importance the Council places on Securing Fenland's Future. Household energy bills have risen significantly in recent months (for some, by more than 50%), and are set to continue to increase due to soaring wholesale gas and electricity prices. Many households are

already struggling to pay their bills, and more households may be affected as this unprecedented national crisis continues. But the effects of increased gas and electricity prices are not just impacting households: businesses and industries that are high energy users are also particularly vulnerable. In some industries and businesses, this can result in the higher costs being passed onto consumers.

11.2. While the cost of gas has led the price rise, electricity prices have followed as gas is one of the fuels used to generate electricity. Given that the United Kingdom is a net importer of natural gas, this makes the UK vulnerable to global price volatility.

11.3. The Council recognises that there is a need to increase renewable and low carbon energy generation so as to reduce reliance on imported non-renewable energy and in turn vulnerability to volatile global markets. This Local Plan is therefore supportive of proposals that will deliver renewable and low carbon energy.

11.4. The benefits of proposals that deliver renewable and low carbon energy are not just limited to those set out above: a shift away from non-renewables will help minimise climate change.

11.5. Rising levels of carbon dioxide and other greenhouse gases in the atmosphere create a 'greenhouse effect', trapping the Sun's energy and causing the Earth to warm. The impacts of this- increased flooding and droughts, increased temperatures and the adverse effects that result from these- can already be seen, and will become more severe and widespread if global temperatures continue to rise. How great the impacts will become depends upon the success in reducing greenhouse gas emissions.

11.6. The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by Government policy, to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. As part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.

11.7. The use of energy from renewable and low carbon sources reduces demand for fossil fuels, thus reducing greenhouse gas emissions. Renewable and low carbon technologies include, but are not limited to:

- Photovoltaic solar panels- for electricity generation
- Thermal solar panels- for heating
- Wind turbines- for electricity generation
- Ground source heat pumps – for heating
- Air source heat pumps – for heating

11.8. Not only does the use of renewable and low carbon energy reduce carbon emissions, and thus help address climate change, but it also has many other benefits too, namely:

- Renewable and low carbon energy will not run out, unlike fossil fuels which are finite;
- The renewable/ low carbon energy sector creates jobs in the short and long term, for example,
  project planning, installation, operation and maintenance;
- Onshore wind offers the most cost-effective choice for electricity in the UK and these cost savings can be passed onto the consumer;
- Onshore wind technology is getting more efficient whilst maintaining the same footprint, and land between wind turbines can be used for other productive purposes, such as food production.

11.9. The transition towards renewable and low carbon alternatives needs to take place with increasing momentum in order to meet the challenges of spiralling household energy bills and meeting the UK

target of being net zero by 2050. The key implication of the move towards renewable and low carbon energy will be the increasing demand for electricity: the associated infrastructure will also need to adapt to the increased need, and the need to manage and store electricity will need to be accommodated. Energy storage (including battery storage), consideration of existing and new electricity substations, and energy strategies for large developments are required to help support the future energy infrastructure needs for Fenland: policy LP6 therefore supports, in principle, wider energy infrastructure development that supports the transition to net zero.

11.10. Fenland District Council welcomes proposals for new housing which include energy efficient measures ahead of any future changes to build regulations. Policy LP22 (Parking Provision) includes the requirement Electric Vehicle Charging points.

Wind turbines

11.11. Certain types of wind turbine development can take place without planning permission - known as 'permitted development'[27]. There are several conditions that such development must meet, but the key limitations on such development are summarised below.

Table 3: Wind Turbines

For building mounted wind turbines:	• Permitted development rights apply only to installations on detached houses and other detached buildings within the boundaries of a house or block of flats (such flats must not contain any commercial premises). • Only the first installation of any wind turbine would be permitted development, and only if there is no existing air source heat pump at the property. • No part of the building mounted wind turbine (including blades) must be within five metres of any boundary. • No part (including blades) of the building mounted wind turbine should protrude more than three metres above the highest part of the roof (excluding the chimney) or exceed an overall height (including building, hub and blade) of 15 metres, whichever is the lesser.
For standalone wind turbines:	• Only the first installation of any wind turbine would be permitted development. • The highest part of the stand alone wind turbine must not exceed 11.1 metres. • The swept area of any stand alone wind turbine blade must be no more than 3.8 square metres.

11.12. All turbine development that does not fall under 'permitted development rights' needs planning permission.

11.13. In June 2015 Government issued a Written Statement on wind energy development, stating that:

"*when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:*

- *the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and*

[27] For more information visit www.planningportal.co.uk/info/200130/common_projects/57/wind_turbines

- *following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing."*

11.14. This position is transcribed in the NPPF at footnote 54 (page 46): applications for the repowering of existing wind turbines are excluded and do not need to satisfy these requirements.

11.15. Applications for wind turbines can (in accordance with the above national policy) only be approved if they are in a location identified as suitable for wind energy development. This Local Plan allocates two sites for medium to large scale wind turbine development, *Coldham Wind Farm* and *Land adjacent to Graysmoor Drove*, as designated on the Policies Map (Part E).

11.16. Coldham Wind Farm is an existing wind farm development. Turbines were installed in 2005 and make a significant contribution to the supply of low carbon renewable energy in Fenland District. The current wind farm has eight existing wind turbines with total energy generating capacity of c. 15 MW. The site benefits from good wind resource and contains a substation enabling the efficient transmission of renewable energy onto the grid. Allocating the existing Coldham Wind Farm in the Local Plan enables investment in the generation and storage of renewable energy to continue in this area.

11.17. The site at *Land adjacent to Graysmoor Drove, Elm* comprises agricultural land, is situated away from residential properties and is not subject to environmental or landscape designations. The site is located in an area with high wind speeds with an available grid connection point nearby, enabling the efficient transmission of renewable energy onto the grid. Allocating the site through the Local Plan enables the development of a new wind farm in this location.

11.18. In addition to the allocation of these two sites, this Local Plan 'allocates' the whole of the Fenland District as potentially suitable for small to medium size domestic and non-commercial wind turbines (e.g. to serve a business)[28].

11.19. The alternative (i.e. not identifying any sites/ areas) would mean that wind turbine applications in Fenland could only be approved if an area/ site for wind turbine development was identified in a neighbourhood plan: at present, there are no 'made' neighbourhood plans in Fenland that allocate sites or identify areas suitable for wind turbine development, and there are no emerging plans seeking to do so either. This could result in no or very limited wind turbine development, which would be a barrier to Fenland making meaningful contribution to addressing the climate change crisis.

11.20. The Council would like to stress that any application for wind turbine development on the sites allocated in policy LP 6 would need to meet the relevant policies set out in this Local Plan, as well as comply with national policy. As set out above, current national policy requires that for any wind turbine proposal to be granted permission, it must be demonstrated that following consultation *'the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing'.* Allocation of the sites is not an automatic 'green light' for development.

Solar Panels

11.21. Fenland District Council is supportive of proposals for solar panels: the installation of solar panels on the roofs of both existing buildings and new ones represents a significant opportunity to utilise space efficiently to provide energy at source for the building. The benefits of this are reduced fuel bills; reduced demand for centralised energy; improved energy security and independence; and decreased energy losses compared to electricity transported long distances.

[28] Small to medium scale is defined as a turbine up to a maximum of 40m from ground to tip of blade.

11.22. Solar farms generate electricity on a far larger scale and feed directly into the grid. In 2019, the UK was the tenth largest producer of solar power worldwide[29]. Solar farms offer many advantages compared to the use of traditional fossil fuels, namely: they are environmentally friendly, as solar power does not contaminate land or water; solar farms also use almost no water compared to traditional power plants; they are low maintenance; they are quiet once in operation; and sunlight is sustainable, it is not a finite resource.

11.23. Furthermore, solar farms can also demonstrate dual-purpose land use: sheep and free-range poultry can successfully inhabit grassland on solar farm sites. Thus the development of solar farms in Fenland does not necessarily mean that the land can no longer serve as active farmland.

Safeguarding infrastructure

11.24. In addition to supporting the development of new renewable and low carbon energy schemes and installations, it is also important to protect existing (and approved) infrastructure, to ensure that benefits to the environment and users (e.g., reduced heating bills) continue. Policy LP 6 therefore aims to safeguard such infrastructure.

Decommissioning

11.25. Furthermore, Fenland District Council want to ensure that if any renewable energy infrastructure becomes redundant, sites are returned (as far as possible) to their original state. Policy LP6 below therefore includes a clause regarding the decommissioning of renewable energy infrastructure.

Policy LP6: Renewable and Low Carbon Energy Infrastructure

Part A: Renewable and Low Carbon Energy Infrastructure

Proposals for renewable and low carbon energy schemes, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable:

a) As a result of its scale, siting and design, the impacts on the following issues are satisfactorily addressed: landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; historic assets; and highway safety; and
b) Impacts on aviation and defence navigation system/communications; and
c) Impacts on the amenities of sensitive neighbouring uses (including local residents) are minimised (including by virtue of noise, dust, odour, shadow flicker, glint and glare, air quality or traffic).

Testing compliance with part ‘a’ above will be via applicable policies elsewhere in a development plan document for the area (i.e. this Local Plan; a Neighbourhood Plan, if one exists; any applicable policies in a Minerals or Waste Local Plan; and any further guidance set out in a Supplementary Planning Document).

Requirement ‘b’ above will require (for relevant proposals) the applicant to submit robust evidence of the potential impact on any aviation and defence navigation system/communication: evidence must document areas of agreement or disagreement reached with appropriate bodies and organisations responsible for such infrastructure.

In order to test compliance with part 'c' above, for relevant proposals applicants will be required to submit a robust assessment of the potential impact on such users, and the mitigation measures

[29] https://www.irena.org/Statistics/View-Data-by-Topic/Capacity-and-Generation/Country-Rankings

proposed to minimise any identified harm.

For all matters 'a to c', Fenland District Council may commission its own independent assessment of the proposals, to ensure it is satisfied what the degree of harm may be and whether the mitigation measures proposed are reasonable and likely to be effective.

Where significant adverse effects are concluded by the local planning authority following consideration of the above assessment(s), such effects will be weighed against the wider environmental, economic, social and community benefits provided by the proposal. In this regard, and as part of the planning balance, significant additional weight in favour of the proposal will arise for any proposal which:

- Is community-led for the benefit of that community; or
- Creates opportunities for co-location of energy producers with energy users; or
- Facilitates renewable and low carbon energy innovation.

Additional policy considerations for solar proposals

d) Proposals for solar thermal or photovoltaics panels to be installed on existing property will be under a presumption in favour of permission unless there is clear and demonstrable significant harm arising.

e) Proposals for ground based photovoltaics, including commercial large scale proposals, will be under a presumption in favour unless:
   - there is clear and demonstrable significant harm arising; or
   - the proposal is (following a site specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land, unless such land is peat based and the proposal is part of a wider scheme to protect or enhance the carbon sink of such land; or
   - the land is allocated for another purpose in this Local Plan or other statutory based document (such as a nature recovery strategy or a Local Transport Plan), and the proposal is not compatible with such other allocation.

Additional policy considerations for wind turbine proposals

Proposals for medium to large scale* wind turbine development must be located within an area allocated for wind development in a Neighbourhood Plan or at the following site allocations:

Site Allocation	SHELAA	Site Area	Site name
LP06.01	40468	98.79 ha	Coldham Wind Farm, Elm
LP06.02	40469	174.29 ha	Land adjacent to Graysmoor Drove, Elm

To demonstrate no adverse effect on the Nene Washes SPA / Ramsar, proposals in an area allocated for wind development in this Local Plan must include a non-breeding bird survey to assess whether the land affected by the proposed development is regularly used by qualifying SPA / Ramsar bird species (especially foraging and roosting swans). If the land is identified to be functionally linked to the SPA / Ramsar, avoidance measures and mitigation will be required, and the planning application will need to be assessed through a project level Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity.

Proposals for small to medium scale** domestic wind turbines and non-commercial wind turbines (e.g. to serve a business) which require planning permission will be supported, in principle, across the whole of the Fenland District, subject to local and national policy.

** medium to large scale is defined as a turbine over 40m from ground to tip of blade*

***small to medium scale is defined as a turbine up to a maximum of 40m from ground to tip of blade*

Part B: Wider Energy Infrastructure

Fenland District Council recognises and supports, in principle, the need for significant investment in new and upgraded energy infrastructure to support the transition to a net zero carbon future.

Where planning permission is needed from Fenland District Council, support will be given to proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region. This could include energy storage facilities (such as battery storage or thermal storage) and upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure). However, such proposals should take all reasonable opportunities to mitigate any harm arising from such proposals, and take care to select appropriate locations for such facilities thereby minimising harm arising.

Part C: Decommissioning Renewable and Low Carbon Energy Infrastructure

Permitted proposals will be subject to a condition that will require the facility to be removed and the site fully restored to its original condition (or as near as reasonably practical to its original condition) within one year of that facility becoming non-operational, subject to consideration of any biodiversity net gain which has arisen on site as a consequence of the original proposals.

Part D: Safeguarding Renewable and Low Carbon Energy Infrastructure

Development that would have a significant adverse impact on any existing or approved renewable or low carbon energy generation infrastructure will not be permitted. Specifically, development must not significantly harm:

a. the technical performance of any existing or approved renewable/ low carbon energy generation facility; or
b. the potential for optimisation of strategic renewable energy / low carbon installations; or
c. the availability of the required resource, where the operation is dependent on uninterrupted flow of energy to the installation.

12. Design and Amenity

Design

12.1. Good design can help create attractive places and spaces for people to live, work and visit and can contribute to the creation of healthy and sustainable places. Design is not only about appearance, it is also about how places function.

12.2. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

12.3. National policy states that plans should set out clear design vision and expectations, so that it is clear what will be acceptable. In October 2019 the government published the National Design Guide[30] (NDG) which forms part of, and should be read alongside, the NPPG. The NDG sets out the characteristics of well-designed places and demonstrates what good design means in practice and is based around the following 10 characteristics:

[30] https://www.gov.uk/government/publications/national-design-guide

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

12.4. The Fenland Local Plan is a strategic document and so is not the appropriate mechanism to undertake a detailed assessment of the character and heritage of every settlement, instead the Local Plan should provide a framework for applicants, decision makers and communities to undertake such assessments and deliver the right responses for the local context.

12.5. The majority of the district is rural in character. The unique open, flat character of the fens means that new developments in the countryside and on the edge of settlements can have a significant impact on the landscape form, even when viewed from a considerable distance (see Policy LP28 Landscape).

12.6. Policy LP7 sets out the overall design vision for Fenland, taking into account the NDG. This sets out what is expected, and any planning application will be expected to demonstrate to a degree proportionate to the proposal that they met the design principles set out in policy LP7.

12.7. The NPPF States:

> *'to provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide*' ... '*Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents*'[31]

12.8. Therefore, the Council will prepare a Design Code for the district taking into account the different characteristics of the market towns and rural areas as a separate Supplementary Planning Document (SPD).

12.9. Policy LP7 is a strategic policy setting out the overall vision for the district, it is then supported by other policies that relate to more locally specific design issues such as Amenity Provision (LP8), Residential Annexes (LP9), Shop Frontages, Security Shutters and Canopies (LP10), Community Safety (LP11), Renewable and Low Carbon Energy Infrastructure (Policy LP6) and Historic Environment (LP23), and other policies throughout this Plan and any Design SPD. In addition, locally specific design policies set out in any 'made' neighbourhood plan, conservation area appraisals and Character Area Assessments where they have been prepared, will also apply. Where relevant reference should also be made to other national guidance and tools such as the 'National Design Guide', the 'Building Better, Building Beautiful[32]' report, 'Building for Life'[33] and the 'Dementia Friendly Housing Charter[34]'.

12.10. Applications for new development must be supported by a Design and Access Statement, in line with current planning legislation. Developers will be expected to explain how the policy matters below have been addressed within their development proposals.

[31] NPPF Paragraph 128

[32] https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission

[33] https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

[34] https://www.housinglin.org.uk/_assets/Resources/Housing/OtherOrganisation/AlzheimersSociety_HousingCharter.pdf

Policy LP7: Design

All development, including the construction of new buildings, extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, supports diversity, equality and access for all, and mitigates climate change.

Development will be assessed against the following ten design principles. Proposals will be required to demonstrate to a degree proportionate to the proposal that they meet the following design principles. Proposals which fail to adequately address the design principles will not be supported. All development proposals will:

Part A: Context

a) Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;

b) Relate well to the site, its local and wider context and existing characteristics, including the retention of existing natural and historic features wherever possible, and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area in accordance with policies LP23 (Historic Environment) and LP28 (Landscape);

c) Protect any important local views into, out of or through the site. (LP28 Landscape);

Part B: Identity

a) Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness;

b) Reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;

c) Use appropriate, high quality materials which reinforce or enhance local distinctiveness;

d) Not result in the visual or physical coalescence with any neighbouring settlement nor ribbon development;

Part C: Built Form

a) Make effective and efficient use of land that contributes to the achievement of compact, walkable neighbourhoods;

b) Be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and built footprint-to-plot ratio;

c) Achieve a density not only appropriate for its context but also taking into account its accessibility;

Part D: Movement

a) Form part of a well-designed and connected travel network with consideration for all

modes of transport offering genuine choices for non-car travel and prioritising active travel and where relevant demonstrate this through evidence clearly showing connectivity for all modes and a hierarchy of routes;

b) Maximise pedestrian and cycle permeability and avoid barriers to movement through careful consideration of street layouts and access routes both within the site and in the wider context contributing to the delivery of walkable and cyclable neighbourhoods (see Policy LP20 Accessibility and Transport);

c) Ensure areas are accessible, safe and legible for all including people with physical accessibility difficulties and people with conditions such as dementia or sight impairment for example;

d) Deliver well-considered parking, including suitable electric vehicle charging points (see policy LP22), with appropriate landscaping.

e) Deliver suitable access solutions for servicing and utilities;

Part E: Nature

a) Incorporate and retain as far as possible existing natural features including hedgerows, trees, and ponds particularly where these features offer a valuable habitat to support biodiversity;

b) Incorporate appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area, maximising opportunities to deliver biodiverse habitats and to strengthen wildlife corridors and green infrastructure networks;

c) Be sufficiently green to help achieve wider goals for climate change mitigation and adaptation (Policy LP6 Renewable and Low Carbon Energy Infrastructure), to manage water, or support diverse ecosystems or deliver biodiversity net gain (see policy LP25 Biodiversity Net Gain);

Part F: Public Spaces

a) Ensure public spaces are accessible to all, are safe and secure and will be easy to maintain with clear definition of public and private spaces;

b) Form part of a hierarchy of spaces where relevant to offer a range of spaces available for the community and to support a variety of activities and encourage social interaction;

c) Be carefully planned an integrated into the wider community to ensure spaces feel safe and are safe through natural surveillance, being flanked by active uses and by promoting activity within the space;

d) Maximise opportunities for delivering additional trees (Policy LP27 Trees and Planting) and biodiversity gains through the creation of new habitats and the strengthening or extending wildlife corridors (Policies LP24 Natural Environment and Policy LP25 Biodiversity Net Gain) and the green infrastructure network (Policy LP29 Green Infrastructure) ;

Part G: Uses

a) Create or contribute to a variety of complementary uses that meet the needs of the

community;

b) Be compatible with neighbouring land uses and not result in likely conflict with existing 'bad neighbour' uses unless it can be satisfactorily demonstrated that both the ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site;

c) Not result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources;

Part H: Homes and Buildings

a) Provide homes with good quality internal environments for users and adequate access to private, shared or public spaces;

b) Make the best use of site orientation, building form, layout, landscaping and materials to maximise natural light and heat, whilst avoiding internal overheating by providing passive cooling and ventilation;

c) Minimise space heating and cooling demand and total energy demand by adopting a 'fabric first' approach to construction;

d) Aspire towards water neutrality by meeting high water efficiency standards of 110 litres per person per day and incorporating facilities to recycle, harvest and conserve water resources (Policy LP32 Flood and Water Management);

e) Be adaptable to changing needs of future occupants and be cost effective to run;

f) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare (Policy LP8 Amenity Provision);

g) Provide adequate storage, waste, servicing and utilities for the use proposed (see Minerals and Waste RECAP[35] SPD);

Part I: Resources

a) Minimise the need for resources both in construction and operation of buildings and be easily adaptable to avoid unnecessary waste;

b) Use high quality materials which are not only suitable for the context but that are durable and resilient to impacts of climate change;

Part J: Lifespan

a) Ensure that buildings are durable, flexible and adaptable over their planned lifespan, taking into account potential future social, economic, technological and environmental needs, through the structure, layout and design of buildings and places; and M4(2) and wheelchair homes in accordance with Policy LP12 (Meeting Housing Needs);

b) Encourage the creation of a sense of ownership for users and the wider community with a

[35] RECAP Waste Management Design Guide Supplementary Planning Document - https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/recap-waste-management-design-guide

clear strategy for ongoing management and stewardship.

Development proposals will be expected to satisfy requirements of any adopted local design guide or design code where relevant to the proposal.

Amenity Provision

12.11. Standards of amenity influence people's health and quality of life. The Council will seek to ensure that standards of amenity, which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy, are provided for in new development. This includes preventing unacceptable harm to existing occupiers arising from new development. This policy applies as much to extensions and conversions as it does to new development.

12.12. Policy LP8 expands on the design principles set out in policy LP7 Part H.

Policy LP8: Amenity Provision

Part A: Amenity of existing occupiers

New development should not result in an unacceptable impact on the amenity of existing occupiers of any nearby properties. These impacts may include:

a) loss of privacy for the occupiers of any nearby property; or
b) loss of public green space and/or amenity space; or
c) noise and/or vibration levels resulting in disturbance for the occupiers or users of any nearby property or land; or
d) loss of light to and/or overshadowing of any nearby property; or
e) overbearing impact on any nearby property; or
f) adverse impact on air quality from odour, fumes, dust, smoke or other sources; or
g) light pollution from artificial light or glare.

Part B: Amenity of future occupiers

Development proposals should be designed and located to ensure that the needs of future occupiers are provided for and should include:

h) adequate natural light, privacy and noise attenuation; and
i) adequate amenity for the living and storage needs of prospective occupiers; and
j) well designed and located private amenity space, and/or communal amenity space in the case of apartments/flats;
k) well designed and located bin storage and collection areas, including workable turning space for collection vehicles where appropriate (in accordance with the RECAP[36] SPD); and
l) well-designed parking and cycle storage (Policy LP22 Parking Provision).

Proposals that would result in unacceptable impact on the amenity of existing or future occupiers will not be supported.

[36] RECAP Waste Management Design Guide Supplementary Planning Document - https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/recap-waste-management-design-guide

Residential Annexes

12.13. Within Fenland, there are a relatively high number of applications for residential annexes; this is partly due to the areas increasing ageing population and the need to live near to family for care and support.

12.14. However, the addition of annexes to residential properties can have a considerable impact upon the character and amenity of an area through the intensification of development. Through policy LP 9 the Council will seek to ensure that any residential annexe development is solely provided as ancillary to the original dwelling and not a new dwelling, and that it is retained for that purpose thereafter.

Policy LP9: Residential Annexes

Planning permission for the creation of a residential annexe will only be granted if all the following criteria are met:

a) the annexe shall presently, and in the future, be within the same ownership as, and will be occupied in conjunction with the occupiers of the original dwelling;
b) the annexe does not appear as tantamount to the creation of a new dwelling or separate planning unit;
c) the annexe is ancillary and subordinate in size and scale to the original dwelling, and of a design which, taken as a whole, complements the original dwelling;
d) the occupant(s) of the annexe share(s) the access, garden and parking areas of the original dwelling;
e) there is a clear functional relationship between the occupant(s) of the annexe and the original dwelling;
f) the annexe is not capable of subdivision from the original dwelling to create a new dwelling or separate planning unit;
g) the provision of services and utilities to the annexe are provided via the host dwelling; and
h) the proposal does not cause any other harm, such as, but not limited to, amenity (including on occupiers of the annexe, the original dwelling and neighbours), heritage and biodiversity assets, highways, parking, flood risk or character of the locality.

Development of detached residential annexes within the defined property boundary, will only be permitted where it is demonstrated that the accommodation cannot reasonably be provided through extension to the original dwelling.

Development of residential annexes within the countryside will only be permitted where they are an extension to the existing dwelling or the conversion of an existing outbuilding where there is a close physical relationship to the main dwelling. Any proposal for the creation of new detached building for use as an annexe in the countryside will be treated as a new dwelling, and proposals considered as such, in accordance with policy LP18 (Development in the Countryside).

Shop Frontages, Security Shutters, Canopies

12.15. Shop fronts can make a substantial and positive contribution to the visual interest of an area if sympathetically designed, but a degree of control is required if the character of buildings or the overall appearance of a street or area is not to be affected by poor design. Open shop fronts, such as those with expansive glazing and thin metal frames, can create visually unacceptable voids and adversely impact on the character and appearance of buildings and areas and proposals for their development will generally be resisted. Particular care is necessary in the design of shop fronts in conservation areas, and on listed buildings, or where the shop front would straddle buildings of different designs.

12.16. Security shutters (especially if solid) on shopfronts can be visually unattractive and create a 'dead' frontage with a hostile appearance. This can reduce natural surveillance, create an unwelcoming

environment and encourage crime which in turn can have a knock-on effect on the commercial viability of an area. There are other means of providing for the security of shop premises such as the use of laminated glass, improved lighting, internal security grilles or natural surveillance, that have a less detrimental impact. The Council will strive to achieve a balance between the security requirements of individual shops and the impact on the wider area.

12.17. Canopies for shop fronts and other buildings need to be designed sensitively to ensure they are compatible with the building's style and character. It is important that the proposed style, proportions, materials and colours do not result in over dominant and discordant features or impact on pedestrian safety and convenience.

12.18. Any applications for the display of advertisements are subject to a separate advertisement consent process[37], which relates to the effect on amenity and public safety.

Policy LP10: Shop Frontages, Security Shutters and Canopies

Planning permission for any new, replacement or altered shop front, including signage, will only be granted if:

a) its design would be sympathetic in size, architectural style, proportion, materials and architectural detailing to the building to which it would be fitted; and
b) it would not detract from the character or appearance of the street as a whole; and
c) any proposed advertising material is incorporated as an integral part of the design from the outset.

Planning permission for the installation of an external security shutter will only be granted where:

d) it is demonstrated that there is a persistent problem of crime or vandalism affecting the property which cannot be satisfactorily and reasonably addressed by an alternative measure/s; and
e) the property is not a listed building or situated in a conservation area; and
f) the shutter is designed to a high standard, taking account of the design features of the frontage into which it would be installed; and
g) the design is open mesh/perforated in style.

A proposal for the installation of a canopy will only be acceptable on the ground floor of a shop, cafe, restaurant or public house, and only if it can be installed without detracting from the character of the building or surrounding area.

Community Safety

12.19. The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places. This means designing places that are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

12.20. One of the design principles set out in Policy LP7 (Design) is that new development should provide places that are safe and designed to minimise crime and antisocial behaviour, taking into account

[37] Town and Country Planning (Control of Advertisements) (England) Regulations 2007 http://www.legislation.gov.uk/uksi/2007/783/contents/made

secure by design principles[38]. The following policy provides further detail on crime prevention measures.

12.21. Using crime prevention measures in the design of new developments can ensure a proactive approach is taken which should be incorporated into a scheme from the start of the design process.

12.22. Through the design process the proposal should seek to maximise natural surveillance by considering how people and property are visible from occupied buildings. The design of the street network should encourage activity by being open for use by everyone and include integrated streets and paths so that people can take the most direct route. Streets and paths should also be well lit, highly visible, not overshadowed by vegetation and contain recessed areas. A mix of uses, dwellings sizes and tenures can all contribute towards increasing activity, and thus natural surveillance, throughout the day.

12.23. Safe and secure parking and storage facilities for cars, motorcycles and bicycles should be incorporated into the scheme with natural surveillance where possible.

Policy LP11: Community Safety

In order to create safe environments and to prevent crime, development proposals should demonstrate that they have regard to the following criteria:

a) where appropriate, include a mix of uses, tenures and dwelling sizes to create a range of activities throughout the day;

b) include a street and footpath network that is convenient, attractive and safe to use;

c) maintain and enhance permeability and connectivity of a site to aid surveillance and security by increasing activity;

d) all footpaths should be well lit and, if possible, overlooked by dwellings. Footpaths to the rear of properties should be avoided where possible;

e) proposals for new shop frontages should avoid the use of external roller shutters in accordance with Policy LP10 (Shop Frontages, Security Shutters and Canopies) and secure by design principles;

f) street furniture and public realm works should be designed not to obstruct pedestrian views or encourage anti-social behaviour;

g) landscaping should be well located to help define public and private spaces. Visual surveillance corridors should be maintained by limiting the height of shrubbery. Deterrent plants should be used where appropriate; and

h) car parks should be designed for both vehicle and personal safety through being well lit, have clear line of sight and avoid opportunities for concealment.

13. Housing

[38] https://www.securedbydesign.com/guidance/design-guides

Meeting Housing Need

13.1. A key task of the Local Plan is to provide a policy framework that will facilitate the delivery of housing that meets the needs of all people. This policy therefore seeks to ensure that new residential development delivers a balanced mix of housing tenures, types and sizes, provides sufficient affordable housing, and improves the overall quality of the housing stock.

13.2. Meeting the needs of all can be subdivided into matters relating to the mix of dwellings of different sizes that will satisfy need and demand, the provision of housing for those households unable to meet their needs in the open market, and the provision of housing for those with special requirements.

Mix

13.3. Developers will be expected to bring forward proposals which, in overall terms, will secure the market and affordable housing mix as recommended by the most up to date Strategic Housing Market Assessment (SHMA), currently the Housing Needs of Specific Groups in Cambridgeshire and West Suffolk Study[39] (October 2021).

13.4. There is a range in the mix and it is not prescriptive thereby allowing developers to respond to demand and site-specific characteristics, whilst taking local circumstances and up to date evidence into account . Nonetheless, unless financial viability indicates otherwise, the guidance on mix in the most up to date SHMA will be sought.

Affordable Housing

13.5. It has been difficult for many years for local people on lower incomes to secure market housing. House prices in Fenland are lower than those across the region as a whole but so too are average incomes. A limited supply of new affordable dwellings, and the loss of existing affordable homes through 'right to buy' and 'right to acquire' provisions have tended to exacerbate housing problems over time for those in need. As at May 2022 the total number of people on the housing register is 1,482. The latest SHMA evidence has calculated that there is a total annual affordable housing requirement of around 289 dwellings which is over 50% of the total housing need for Fenland. To help meet this need it is therefore important that a proportion of all new housing developments are affordable, subject to viability.

13.6. For developer contributions, national guidance is clear that the viability considerations of the policy requirement for affordable housing should be considered as a whole with other policy requirements such as infrastructure contributions. This means that it is important to get the right balance between meeting affordable housing needs and meeting infrastructure needs whilst ensuring that Fenland continues to be an attractive and viable place to build and invest.

13.7. To inform the preparation of this draft Local Plan a viability assessment was undertaken, which looked at the cost of building new homes and the costs associated with the policies in this Local Plan. This evidence helps to identify what level of affordable housing can be sought to ensure that development would remain viable.

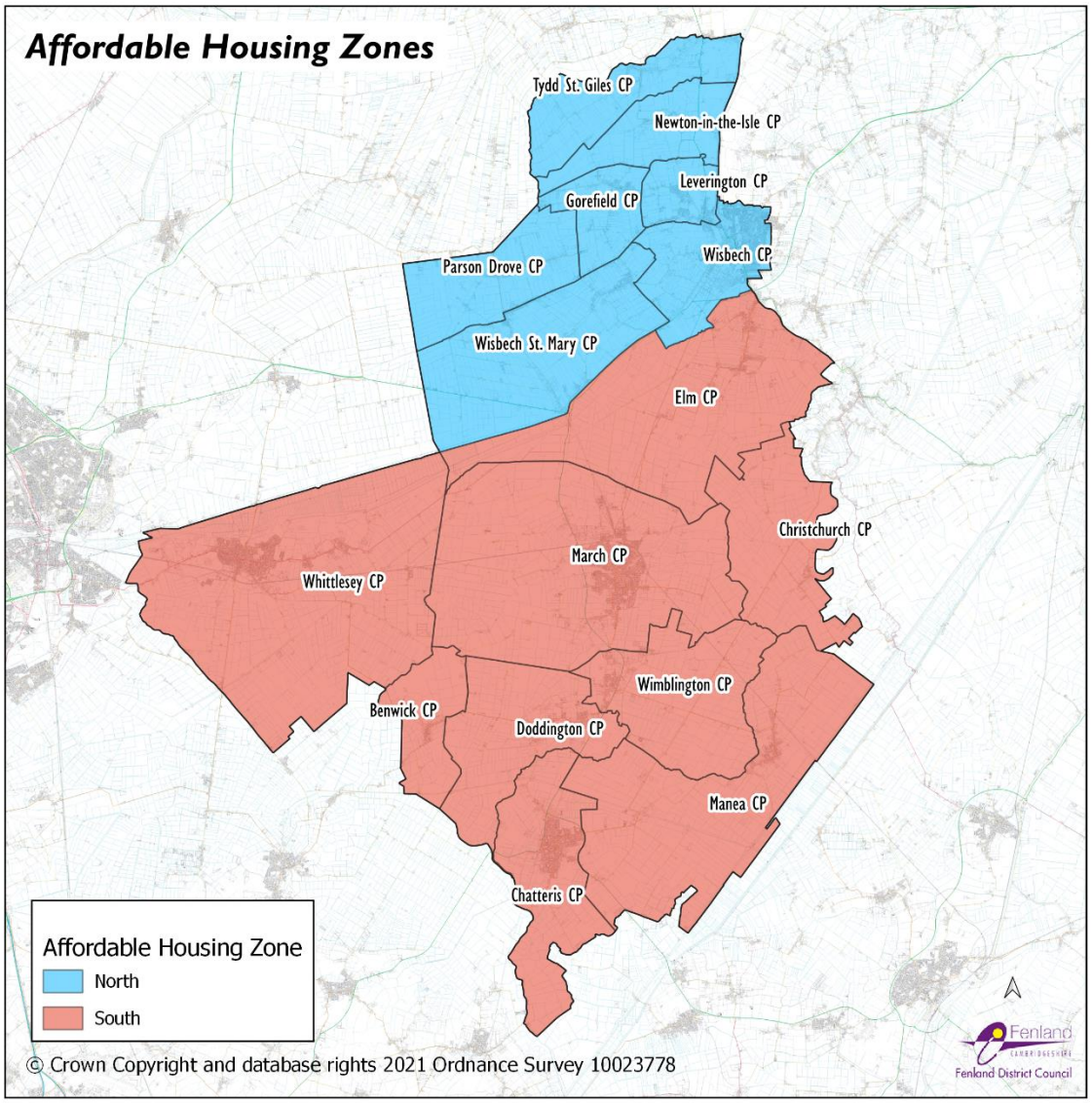
13.8. The Fenland Local Plan and CIL Viability Report[40] (March 2020) concluded that viability in Fenland is marginal, with a clear north-south divide. Development in the northern part of the district is between 10% to 15% lower in terms of viability than the rest of the district. '*This will have an impact on the Local Plan affordable housing requirement. Overall, it means in the south of the district a 20%*

[39] https://cambridgeshireinsight.org.uk/wp-content/uploads/2021/10/CWS-Housing-Needs-of-Specific-Groups-Oct21.pdf
[40] https://www.fenland.gov.uk/media/16705/FDC-Viability-Assessment--HDH-2019-12-19-/pdf/FDC_Viability_Assessment_(HDH_19-12-19).pdf

affordable requirement could be achieved, whilst in the north the provision of any affordable housing is not considered viable or achievable'.

13.9. To address this difference in viability, the draft Local Plan includes a policy which sets different affordable housing requirements within different parts of the district. The following map shows the different areas, with the north shown in blue and the south in red for the purposes of applying the affordable housing requirements of Policy LP12.

Map 3: Affordable Housing Zones



13.10. For the purpose of this policy, areas defined as being in the north of the district are comprised of the parishes of:

- Gorefield CP
- Leverington CP
- Newton-in-the-isle CP
- Parson Drove CP
- Tydd St Giles CP
- Wisbech CP
- Wisbech St Mary CP

13.11. All other parishes generally fall as being in the 'south' of the district.

13.12. The NPPF defines affordable housing as '*housing for sale or rent, for those whose needs are not met by the market*'[41] This is split into different types of affordable housing including, affordable homes to rent; discounted market sales; and other routes to home ownership. The NPPF[42] requires that 10% of the total number of homes provided on any given site should be provided as affordable home ownership.

13.13. Although the Fenland Viability Report concludes that affordable housing provision in the north of the district is likely to be unviable, a policy that requires zero affordable housing in the north of the district would not meet the National Policy requirement that '*planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership*.' Therefore, in the north of the district a 10% affordable housing requirement is needed to meet the NPPF requirement. This can be made up of discounted market sales and other affordable housing routes to homeownership (including first homes) as defined in Annex 2 of the NPPF.

13.14. Policy LP12 brings together all of the above evidence and sets out the affordable housing requirements for the district. For sites in the south of the district development proposals of 10 or more dwellings on greenfield sites should, through negotiation, provide 20% affordable housing. For sites in the north of the district, development proposals of 10 or more dwellings should meet the NPPF requirement for 10% affordable home ownership. For all brownfield[43] sites proposals of 10 or more dwellings anywhere in the district should meet the NPPF requirement for 10% affordable home ownership.

13.15. In May 2021, the Government introduced First Homes[44], a new tenure of affordable housing, to the NPPG. First Homes are a specific type of discounted market housing which are discounted by a minimum of 30% against market value, sold to people meeting set eligibility criteria. First Homes are the governments preferred discounted market tenure. The NPPG stipulates that First Homes should make up at least 25% of all affordable housing units being delivered through planning obligations. The purpose of First Homes is, as set out in the NPPG, a mechanism to allow people, particularly key workers, to get on the housing ladder in their local area. First Homes are a type of affordable home ownership product and therefore make up part of the NPPF 10% requirement for affordable home ownership.

13.16. In Fenland this means that in the south of the district there will be a 50/50 split between affordable rented products and affordable home ownership products, with at least half of the affordable home ownership requirement made up of First Homes.

13.17. The following table shows the break down and proportion of the different types of affordable housing required within the north and south of the district. Appendix 3 sets out worked examples of how affordable housing requirements will be calculated.

Table 4: Break down of proportion of different types of affordable housing required

	South of the district (Greenfield sites)	**North of the district and <u>all</u> brownfield sites**
Total % of homes to be Affordable Homes on schemes of 10 or more **Units made up of:**	**20%**	**10%**
1. Affordable rent	10%	0%

[41] See NPPF Annex 2 definition of affordable housing
[42] Paragraph 65
[43] See NPPF Annex 2 definition of previously development land
[44] https://www.gov.uk/guidance/first-homes

	South of the district (Greenfield sites)	North of the district and all brownfield sites
2. First Homes	At least 5%	At least 2.5%
3. Other home ownership products	5%	7.5%

13.18. As required by national policy[45], it is expected that affordable housing provision will be met on site unless in exceptional circumstances where off-site provision or an appropriate financial contribution in lieu can be robustly justified.

13.19. The Council is aware that in some cases developers can struggle to secure Registered Providers (RPs) to take on the affordable rented housing particularly when this is less than 10 dwellings.

13.20. In these circumstances where a developer can demonstrate that the number of affordable rented units are too small for an RP to take on and manage (and site-specific written evidence from at least three RPs that operate in the local area is submitted to that effect) then the Council will negotiate an offsite contribution for the affordable rent element only. The 10% home ownership product must still be provided on site.

13.21. Any off-site provision will be through a commuted sum. The Fenland Viability Report concludes that the commuted sum should be £45,000 per dwelling as at December 2019. If this is indexed linked to BCSI All-in Tender Price Index (TPI) at April 2022 (Q2 2022) the requirement is **£48,513.51**.

13.22. To help avoid any undue delays that may arise during S106 negotiations, a separate guidance note will be prepared annually setting out the amount of the payment and to allow a simple review should viability change.

13.23. The policy sets an affordable housing requirement for sites of 10 or more dwellings. Where the affordable housing policy would result in the requirement relating to part of a dwelling, the calculation will be rounded upwards for 0.5 and over and downwards for less than 0.5.

13.24. If a development scheme comes forward which is below the 10 dwelling thresholds and does not require the provision of affordable housing, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains extant, or up to 10 years following completion of the first scheme, then, if the combined total of dwellings provided by the first scheme and the subsequent scheme/s exceed the 10 dwelling threshold then policy LP13 will be applied as a whole, with the precise level of affordable housing to be provided being 'back dated' to include the earlier scheme(s).

13.25. Affordable housing will be delivered through different mechanisms including contributions from developers; securing funding from the Cambridgeshire and Peterborough Combined Authority (CPCA), Homes England and other external agencies; working with partner Registered Providers; delivery of exception sites either through an application or through a neighbourhood plan maximising the take up of Government initiatives for intermediate or assisted home ownership.

13.26. In accordance with the Home Link Allocation Policy (July 2021), there may be circumstances where a Local Letting Plan could be used, to help create balanced and mixed communities, and to mitigate housing management issues.

Entry Level Exception Sites/First Home Exception Sites and Rural Exception Sites

[45] NPPF paragraph 63

13.27. Policy LP1 (Settlement Hierarchy) restricts development outside the defined settlement boundaries to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural greenspace, transport or utility services, or minerals or waste development in accordance with the separate Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

13.28. Policy LP1 also includes a frontage infill policy: the Policies Map identifies areas of land on the edge of settlements that could be suitable for 1 or 2 plots.

13.29. National Policy also sets out other exception to development which adjoins a village boundary such as entry level exception sites and rural exception sites. Paragraph 72 of the NPPF states:

> *'Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:*
>
> *a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and*
> *b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards'.*

13.30. This can include First Home exception sites. Footnote 35 of the NPPF explains that *'entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement'.*

13.31. Rural exception sites are small sites for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

13.32. Policy LP12 supports entry-level exception sites and rural exception in appropriate locations adjoining existing settlements.

Homes for Older People

13.33. There is projected to be a two thirds increase in the population aged 75 and over across Fenland during the plan period to 2040 with similar increases in the number of people with dementia and just over a 50% increase in people with mobility difficulties. Providing for an increasingly elderly population is therefore a key objective of the Local Plan. Elderly person accommodation whether purpose built housing or residential care homes can also assist in freeing up housing for younger people and families.

13.34. As set out below the requirements for dwellings with higher access standards that can be adapted can also help support the needs of older people and allow people to remain in their family home for longer without the need for specialist accommodation.

Accommodation for Vulnerable People

13.35. Affordable housing is housing that is provided for eligible households who are unable to meet their housing needs in the open market because of the relationship between housing costs and income. It is tightly defined by national policy. The affordable housing needs of the most vulnerable people will be prioritised by the Council. The term 'vulnerable people' refers to a broad group of people who need some kind of support with their living arrangements to enable them to live safely. This could include

people with learning disabilities and autism; physical disabilities; sensory impairment; mental health support needs; ex-offenders; older people, young people and care leavers; and statutorily homeless households. It is important that accommodation proposals for vulnerable people consider the location of housing in relation to essential services and community facilities. While such services should be accessible to all residents, their location might become more significant for those with mobility issues, or where cost of travel is a barrier.

Dwellings with Higher Access Standards

13.36. In the past, Local Plans could set different standards for technical issues, such as access standards, but this led to inconsistencies between different Districts, and Government believed it generally caused confusion and expense for developers. Government therefore undertook a 'Housing Standards Review' and rationalised the setting of technical standards for new housing reducing the burdens on developers. This prevents Local Plans from setting their own standards and instead imposes national standards via the Building Regulations system. However, there are three exceptions to this general rule.

13.37. The NPPG 'Housing: Option Technical Standards'[46] allows local planning authorities the option to set technical standards exceeding the minimum standards required by Building Regulations in respect of access, water efficiency, and a nationally described space standard. However, to implement such standards evidence will be required to justify inclusion of such technical standards, not least in regard to viability.

13.38. Whilst the Council acknowledge there could be evidence of 'need' to introduce one or more of the optional standards, there is strong evidence to indicate that viability of development would be compromised (or other essential infrastructure not deliverable) if such standards were imposed on development in full.

13.39. This section of the Plan looks at the issues of access standards only. (Water efficiency is covered in Policy LP32).

13.40. Building Regulations (Part M[47]) sets out three levels of access standards for new homes:

- **Category 1** – Dwellings which provide reasonable accessibility (M4(1))
- **Category 2** – Dwellings which provide enhanced accessibility and adaptability (M4(2)
- **Category 3** - Dwellings which are accessible and adaptable for occupants who use a wheelchair (M4(3)

13.41. All new homes must meet basic access standards for visitors- category M4(1).

13.42. However, there is the option via the Local Plan to set higher access standards (categories 2 and 3) than minimum required by Building Regulations (category 1). But only if there is clear evidence of need and the viability implications of introducing the standard have been adequately considered. Therefore, the result of the Council's Viability Report (March 2020) must be taken into account in any decisions.

13.43. In a September 2020 central government consultation (Raising accessibility standards for new homes[48]), proposals were set out to increase the required access standards for all housing through building regulations. This consultation set out a range of options for how standards can be improved

[46] Housing: Option technical Standards'
[47] https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m
[48] https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes

and, whilst at the time of writing there are no formal changes being made, making M4(2) standards mandatory for all housing looks to be a potential outcome.

13.44. Ahead of any national changes to building regulation the draft Local Plan proposes that on all schemes for new dwellings at least 25% of the dwellings must meet building regulations M4(2), unless there are exceptional design reasons for not being able to do so (e.g. listed building constraints or site-specific factors such as vulnerability to flooding).

13.45. For category 3 (M4(3)(b)) wheelchair adaptable homes National Guidance states *'Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling'*[49]. Therefore, it is proposed that the need for wheelchair adaptable homes apply to affordable rent homes only.

13.46. Policy LP12 states that any scheme that provides 10 or more affordable rented units 5% of affordable rented dwellings should meet building regulations M4(3)(a) (wheelchair adaptable dwellings). Schemes that include additional wheelchair dwellings will be supported.

13.47. For example, based on the affordable housing requirements set out in Policy LP12, the requirement for wheelchair adaptable homes will apply for schemes of over 100 dwellings which would result in 10 affordable rented properties to be provided on site, of which 1 dwelling (rounded from 0.5) would be required to meet building regulation M4(3)(b) wheelchair adaptable.

13.48. Policy LP12 sets additional higher access standards so that sufficient choice is available in the market for people with particular needs, such as homes which can be adapted to suit people's needs over time as well as the requirement for wheelchair adaptable homes.

Park homes and boat dwellers

13.49. The Council is required through the Housing Act 1985[50] (as amended) to assess and understand the accommodation needs of people residing or resorting to their District with respect to sites for caravans and the mooring of houseboats.

13.50. The Council has jointly undertaken a needs assessment with other local authorities in the region to establish the requirements for park homes and boat dwellers, but this has been delayed by the Covid 19 pandemic. Until such time as a needs assessment is completed, any proposals for these types of accommodation will be treated on their merits using the policies in this Plan as a whole. Once prepared, the Council will use the latest accommodation needs assessment to inform planning decisions.

13.51. The requirements of the Housing Act and Planning Policy for Traveller Sites[51] (August 2015) for Gypsies and Travellers and Travelling Showpeople are covered by Policy LP14.

13.52. Park homes provide a small but important part of the district's housing accommodation. A 'park home', is a residential mobile home, similar to a bungalow or caravan in style, installed on a dedicated site or 'home park'. They are designed to be lived in permanently and provide an opportunity for residents to own a home but pay rent to the owner of the site that includes costs towards maintenance of communal areas. These sites require all the services and facilities of built residential development and will not be acceptable on sites poorly related to services and facilities necessary to meet residents' needs, or where they may over-dominate an area.

[49] https://www.gov.uk/guidance/housing-optional-technical-standards 56-009-20150327
[50] https://www.legislation.gov.uk/ukpga/1985/68/contents
[51] https://www.gov.uk/government/publications/planning-policy-for-traveller-sites

13.53. A limited number of houseboats can be found in the district. A houseboat is defined by s8(3) of the Housing Act 1985 (as inserted by s124 of the Housing and Planning Act 2016) as '*a boat or similar structures designed or adapted for use as a place to live*'. Houseboats are a lifestyle choice for some residents and they contribute to the diversity of homes within the District, and there may be instances whereby someone wishes to seek permission for a houseboat, or houseboats. To satisfying its statutory duties above, policy LP12 (Part G) aims, as a whole, to deliver new development in sustainable locations and so the same principle applies to proposals for houseboats. The policy below will ensure that potential residents of houseboats benefit from the same level of access to services and facilities as those living in traditional housing.

Policy LP12: Meeting Housing Needs

Part A – Housing Mix

Development proposals for housing will be supported where they provide a mix of high-quality homes of varying sizes, types and tenures to meet current need, including homes for market rent, plots for self-build and older person accommodation.

Developers are expected to provide housing that contributes to meeting the housing needs of the district within the Cambridgeshire housing market area, as identified in the latest Strategic Housing Market Assessment (SHMA) and in any other appropriate local evidence.

Part B – Affordable Housing

Development proposals should, through negotiation, provide the following amounts of affordable housing:

- For sites in the south of the district (as shown on Map 2) development proposals of 10 of more dwellings on greenfield sites should through negotiation, provide 20% affordable housing.
- For sites in the north of the district development proposals of 10 or more dwellings should meet the NPPF requirement for 10% affordable home ownership.
- All brownfield[52] sites across the district of 10 or more dwellings should meet the NPPF requirement for 10% affordable home ownership.

Affordable housing should be provided on-site unless exceptional circumstances can be demonstrated and offsite provision would contribute to the objective of creating balanced and mixed communities. Provision of homes and/or land to be provided off-site or through a commuted sum, this shall be based on the figure set out in the Council's latest guidance note. At April 2022 this is £48,513.51 per unit.

If a development scheme comes forward which is below the threshold of 10 dwellings and thus does not require the provision of affordable housing, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains extant, or up to 5 years following completion of the first scheme, then, if the combined total of dwellings provided by the first scheme and the subsequent scheme(s) provides the threshold amount, then Policy LP12 as a whole will be applied, with the precise level of affordable housing to be provided being 'back dated' to include the earlier scheme(s).

Of the affordable dwellings provided, the exact tenure mix should be identified through discussions with the local authority and informed by the latest Government guidance and up-to date Strategic Housing Market Assessment (SHMA). The starting point for discussions will be based on delivery of 25% of all affordable housing delivered through planning obligations as First Homes, after which priority will be for delivery of affordable rent, subject to satisfying national policy requirements for 10%

[52] See NPPF Annex2 definition of previously developed land

all housing being for affordable home ownership. This will form the basis of a S106 Agreement to accompany the planning permission.

Part C – Exception Sites/First Home Exception sites and Rural Exception Sites

Proposals for residential development on unallocated greenfield sites immediately adjacent to the defined settlement boundary will only be supported where this is either:

- A First Homes exception site in accordance with the NPPF and where there are no fundamental constraints to delivering the site or significant harm arising.
- A rural exception site that through an assessment of local need there is an identified need for affordable housing

Part D – Homes for Older People

To help meet the demands of an ageing population in Fenland proposals will be supported, in principle, which incorporate measures which are likely to be beneficial to older people, and thereby encourage and enable older people to reside in such properties, both now and as they grow older.

All development proposals should set out how such measures have been considered and incorporated into the scheme. Proposals will be refused which fail to demonstrate appropriate measures have been considered and incorporated, where it would appear to have been practical, likely viable, and appropriate to have done so.

Part E – Accommodation for Vulnerable People

Planning permission will be granted for accommodation which is entirely aimed at meeting the housing needs of the most vulnerable, provided that the development:

- Meets an identified need and is supported by Adult Social Care Commissioning;
- Will be suitable for the intended occupiers in terms of standard of facilities, the level of independence and the provision of support and/or care;
- Will be accessible by non-car means to essential services and community facilities as appropriate to the needs of the intended occupiers;
- Does not conflict with any strategic policy of this plan and does not have any fundamental constraint.

A legal agreement will likely be necessary to ensure that such accommodation is retained for the purpose for which it was intended under this policy

Part F – Dwellings with Higher Access Standards

Housing should be adaptable to meet the changing needs of people over time. Proposals which deliver housing at the higher access standards of Building Regulations will be viewed favourably.

At least 25% of all new dwellings on any site should meet building regulation M4(2).

On any scheme delivering 10 or more affordable rented properties, at least 5% of the affordable rented dwellings should meet building regulation M4(3)(a).

Part G - Homes for Permanent Caravan Dwellers/Park Homes and Boat Dwellers

Planning permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings provided that these are a subsidiary element to bricks and mortar housing existing, or to be provided, in an area.

Proposals for new moorings and marinas will be supported in principle in locations in or adjacent to settlements with a range of key services, where navigation and flood risk are not jeopardised and where a need has been identified through an up-to-date accommodation assessment.

Custom and Self Build

13.54. Policy LP12 (Meeting Housing Needs) requires the provision of a wide choice of homes to meet the needs of the community, this includes custom build and self-build homes.

13.55. The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)[53] places a requirement on Local Planning authorities to maintain a register of individuals and associations of individuals who have expressed an interest in acquiring land for the purposes of self-build or custom build. It also requires Local Planning Authorities to grant planning permission on sufficient serviced plots of land to meet the needs for self-build and custom build, as identified through the register.

13.56. The Act provides a legal definition of self-build and custom housebuilding:

> *'self-build and custom housebuilding means the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals'.*

13.57. This definition will be used to determine whether or not a home can be categorised as a custom or self-build house.

13.58. There is only a subtle difference between the two forms of development, with custom build being where a person commissions a specialist developer to help to deliver their own home or where they can make choices about the design, layout or style of the home; whilst self-build is where a person is more directly involved in actually organising and constructing their home.

13.59. There are a number of mechanisms for delivering custom and self-build homes, ranging from people finding their own plot and building their own home, to developers providing serviced plots for people to design and have their own home built, to sites being specifically acquired, marketed and delivered by a builder or developer as custom build where the builder will construct the custom homes for an individual to their chosen specification.

13.60. In Fenland a high proportion of custom and self-build plots come forward each year through the planning application process. The latest Authorities Monitoring Report[54] (AMR) (2020/21) shows that at the end of the base period 31 October 2019 to 30 October 2020 the Self Build and Custom Build Register included 5 applicants and during that period a total of 65 self-build or custom built dwellings were granted planning permission. This demonstrates that permissions granted comfortably meet the demand for self-build and custom housing (as identified on the register).

13.61. In broad terms the Council will continue to support custom and self-build plots aimed at individuals seeking permission for their plot if consistent with other policies in this plan. As set out in Policy LP1 the frontage policy might allow the opportunity for self-build plots to come forward.

13.62. If a landowner/developer is seeking permission for more than one plot and has no intention of building any of the properties for themselves and instead proposes to build the properties for an individual who can chose and customise the design and built at a later date, then as part of the outline planning application process a design code (sometimes also referred to as a plot passport) is required.

[53] http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm

[54] https://www.fenland.gov.uk/media/18154/Fenland-Monitoring-Report-2020-2021/pdf/Fenland_Monitoring_Report_2020-2021.pdf?m=637795725250630000

13.63. This is intended to provide a simple way of helping private homebuilders understand what they can build on a site. The design code will be a succinct summary of the design parameters for the site and specific requirements for any given plot.

13.64. Sites of 100 dwellings or more will be expected to provide 5% of the dwellings as serviced plots for self-build and custom build homes, to help meet the number of people on the custom and self-build register. Sites of this scale are likely to have a master plan developed, and can apply design codes to ensure that any custom and self-build homes have clear parameters of what will be considered acceptable within the development.

Policy LP13: Custom and Self Build

Part A: Individual plots

Proposals for self and custom build dwellings consistent with the policies of this Local Plan, to be built and occupied by the applicant or to be built on behalf of the applicant, will be supported in principle.

The Council will support custom and self-build dwellings on sites identified as frontage development on the Policies Map if in accordance with all other policies in this plan.

Part B: Multiple plots on a site

When outline permission or permission in principle is sought for plots for custom and self-build homes and where details of each plot will be secured via a custom/self-builder at a later date, a design code is required. This will include a plot passport that summarises the main marketing details and specifications of each plot, including:

a) the site location;
b) the plot size (m^2);
c) the ratio of built footprint to overall plot size;
d) the indicative developable footprint;
e) permissible building lines;
f) side spacing requirements; and
g) building heights.

Applications which satisfy the requirements of the plot passport will be supported in principle. Any variations on the plot passport parameters in a detailed application will require full justification for the changes to demonstrate that they are suitable for the plot if they are to be supported.

Part C: Provision of plots on sites of 100 dwellings or more

Proposals for 100 or more dwellings will provide serviced plots to deliver at least 5% of the total number of dwellings on the site as self-build or custom build homes. All plots set aside for self-build or custom build housing (secured via a legal agreement or planning condition) must include:

a) legal access onto a public highway;
b) water, foul drainage, broadband connection, and electricity supply available at the plot boundary;
c) sufficient space in order to build without compromising neighbouring properties and their amenity and the amenity of future occupiers; and
d) an agreed design code or plot passport for the plots.

If plots remain unsold after more than a years of a thorough and proportionate marketing exercise, including making details available to people on the custom and self-build register, these plots may be built out as conventional market housing subject to detailed permission being secured and the Council is satisfied that through marketing exercise has been carried out.

Gypsies and Travellers and Travelling Showpeople

13.65. Throughout many parts of the country the Gypsy and Traveller community has experienced difficulties in securing sufficient caravan sites to meet their needs. The Government's overarching aim is to 'ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community' (Planning Policy for Traveller Sites (PPTS), August 2015).

13.66. The PPTS requires local planning authorities to make an assessment of accommodation needs and for the purposes of planning policy, Annex 1 of the PPTS provides definitions of "Gypsies and Travellers" and "Travelling Showpeople". These are:

- **Gypsies and Travellers:** *"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."*

- **Travelling Showpeople:** *"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."*

13.67. In addition, section 124 of the Housing and Planning Act 2016 requires the periodic assessment of accommodation needs in a local housing district to include all people residing or resorting to the area in caravans or houseboats. The NPPF (paragraph 62) states that the housing needed for different groups in the community should be assessed and reflected in planning policies.

13.68. A Gypsy and Traveller Accommodation Needs Assessment (GTANA)[55] commenced in early 2020 covering Cambridgeshire, King's Lynn and West Norfolk, Peterborough and West Suffolk. This includes assessment of all Gypsies and Travellers and Travelling Showpeople, Bargee Travellers, and other Caravan and Houseboat dwellers.

13.69. However, the GTANA has been delayed due to the Covid 19 pandemic, which initially completely prevented face to face interviews taking place, and continued to present challenges as the pandemic extended. As of April 2022, no needs figures have yet emerged from the Assessment. Once the study is completed, should a need for accommodation be identified, this will inform the policy below and will be used as evidence in the determination of planning applications.

13.70. The Covid 19 pandemic has meant that it has not been possible to fully assess the number of pitches and plots required for the Gypsy and Traveller and Travelling Showpeople community in the district and thus not possible to allocate specific sites and plots in this Draft Local Plan. As a result, policy LP14 currently presents a criteria-based approach to be used to determine planning applications.

[55] Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showmen and Bargee Travellers and other Caravan and Houseboat Dwellers in the Cambridge Sub-region Housing Market Area

13.71. There are currently five Council owned sites including one transit site as well as a number of private sites in the district. Vacancies become available from time to time and the Council will expect applicants for new pitches to explore the possibility of utilizing existing accommodation prior to submitting a planning application for a new site.

Policy LP14: Gypsies and Travellers and Travelling Showpeople

Irrespective of whether a need is established through an accommodation assessment planning permission will be granted for the development of land, including in the countryside (i.e. outside urban areas and village envelopes), as a Gypsy and Traveller site, or a Travelling Showpeople site, provided each of the following criteria can be met:

a) the intended occupant(s) can substantiate their credentials as a Gypsy and Traveller, or a Travelling Showperson in accordance with the definitions in the PPTS 2015;
b) the Council cannot show a 5-year supply of deliverable Gypsy and Traveller sites or Travelling Showpeople's plots against its locally set targets (if any);
c) there are no suitable vacancies on publicly owned or private sites to meet the needs of the applicant;
d) the site and its proposed use does not conflict with other local or national planning policy relating to issues such as flood risk, contamination, landscape character and openness, protection of the natural, built and historic environment or agricultural land quality;
e) the site is located within reasonable travelling distance of a settlement which offers local services and community facilities, including a primary school;
f) the site can enable safe and convenient vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;
g) safe and convenient pedestrian access to local services is available;
h) the site is served, or capable of being served, by adequate mains water and sewerage connections and should not place unacceptable pressure on local infrastructure; and
i) the site can enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of occupiers of nearby properties or the appearance or character of the area in which it would be situated (in accordance with Policy LP8 Amenity Provision).

Proposals for caravan accommodation for Gypsies and Travellers and Travelling Showpeople that do not meet the PPTS definitions will be considered on a case by case basis. If a need is established through the latest accommodation assessment, the NPPF, Government guidance, legislation and the above criteria (c to i), will be taken into account in determining planning applications.

In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch or plot, and where appropriate the Council will ensure, by means of a condition or planning obligation, that the site shall be retained for use as a Gypsy and Traveller site or a Travelling Showpeople site in perpetuity.

Extant sites for Gypsy and Traveller pitches

The following site for Gypsy & Traveller pitches had extant planning permission at time of preparing this Local Plan*. The sites is allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirement is set as it is expected that site will be developed in accordance with the planning permission.

Site Allocation	SHELAA	Pitches**	Site name
LP14	40520	6	Land North West of Nemphlar Begdale Road, Elm

** Site with extant planning permission at 01 April 2021.*

*** Number of pitches reflects net commitment at 01 April 2021.*

14. Employment

14.1. Fenland is a predominantly rural district with a strong agricultural economy based around the four market towns of Wisbech, March, Whittlesey and Chatteris. The sub-regional centres of Cambridge, Peterborough and Kings Lynn have a considerable influence on various parts of the district in terms of employment opportunities.

14.2. It is a key priority of the Council to deliver employment growth through attracting new businesses, jobs and opportunities, whilst supporting existing businesses. The Council will achieve this through:

- Working with external stakeholders, local businesses and the Combined Authority to attract inward investment and establish new business opportunities.
- Providing responsive business support to encourage business growth, job diversity, skills development and increased grant application.
- Promoting and developing the Council's business premises at South Fens, The Boathouse and Light Industrial Estates to encourage investment, business development, job creation and skills diversification.

14.3. To deliver the Council's objectives, and the CPCA's aspiration to *double GVA across the sub-region*[56], this Local Plan sets an ambitious target for employment growth.

14.4. Policy LP3 identifies a requirement for a minimum of 18,000 over the plan period which requires the allocation of approximately at least 215 hectares of employment land. This requirement will be met through the development of sites allocated by policies in Part D of this plan (and as illustrated on the Policies Map (Part E)).

14.5. To achieve this economic growth, further investment in infrastructure is required. Details of how investment will be secured are set out in policy LP19 and specific infrastructure projects to meet growth needs are identified by the Infrastructure Delivery Plan (IDP).

14.6. The Council considers 'employment' development to include proposals within classes B2, B8 and E(g) of the Use Classes Order[57]. Other commercial, business and service uses such as those within use classes E(a) to E(f) are predominantly 'main town centre uses', as defined by the NPPF, and are principally addressed by policy LP16 (Town Centres).

Established Employment Areas

14.7. Within the district there are many existing business parks, industrial estates and trading estates where clusters of businesses are located providing centres of local employment. Each Established Employment Area (EEA) has unique characteristics and many offer a range of different land uses. For example, some EEAs offer workshops and units for small business enterprises close to existing

[56] https://cambridgeshirepeterborough-ca.gov.uk/what-we-deliver/

[57] The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

settlements, whilst other EEAs offer a diverse mix of land uses in addition to employment such as retail, leisure, community facilities and even housing development.

14.8. Notably, Wisbech and March's town centres and Chatteris and Whittlesey's district centres also constitute EEAs as these provide both employment and main town centre uses (for example, offices are both an employment generating use and a main town centre use). Policy LP15 – Employment and policy LP16 Town Centres are therefore especially relevant to proposals within the town centres and district centres and to proposals for development of main town centre uses.

14.9. Table 5 identifies Fenland's EEAs, with their locations indicated on the Policies Map (Part E).

Table 5: Established Employment Areas (EEAs)

Ref	Employment Site	Location	Main characteristics
EEA1	Honeysome Industrial Estate	**Chatteris**	Industrial units in B2 and B8 use classes, with some units offering trade counter services.
EEA2	Isle of Ely Way		Includes a range of uses including industrial units in B2 and B8 use classes, the South Fens Business Centre (E(g)(i) use class), and a supermarket (E(a) class).
EEA3	Curf Farm Business Park		Industrial units in B2 and B8 use classes.
EEA4	Chatteris District Centre		Chatteris's town centre offers a range of Main Town Centre uses (as defined by NPPF), places of worship (F1 use), a range of *Local Community Uses* (F2), and dwelling-houses (C3 use).
EEA5	Beechwood Yard	**Gorefield**	Workshops and units in B2 and B8 use class.
EEA6	Coleseed Business Centre, March	**March**	Offers small and medium-size workshops and units (B2 use) and storage (B8 use).
EEA7	HMP Whitemoor Area		Includes HMP Whitemoor prison (C2a) and industrial units (B2 and B8 use).
EEA8	March Enterprise Park		Provides a mix of uses including a range of industrial units (B2, B8), supermarket and comparison retail (E(a)), offices (E(g)), motor vehicle sales, scrapyard and waste recycling (SG uses).
EEA9	March Town Centre		March's town centre offers a range of Main Town Centre uses (as defined by NPPF), places of worship, museum and library (F1 use), a range of *Local Community Uses* (F2), and dwelling-houses (C3 use).
EEA10	Lakeside Business Units	**Manea**	Workshops and units in B2 and B8 use class.
EEA11	Peterborough Road, Whittlesey	**Whittlesey**	Provides a mix of uses including a range of industrial units (B2, B8), including McCain factory and brickworks), offices (E(g)), retail (E(a)), motor vehicle sales, waste disposal (SG).
EEA12	Station Road, Whittlesey		Includes principally B2 and B8 industrial units and comparison retail

Ref	Employment Site	Location	Main characteristics
			(E(a)).
EEA13	Whittlesey District Centre		Whittlesey's town centre offers a range of Main Town Centre uses (as defined by NPPF), places of worship, museum and library (F1 use), a range of *Local Community Uses* (F2), and dwelling-houses (C3 use).
EEA14	Doddington Road Industrial Estate	**Wimblington**	Workshops and units in B2 and B8 use class.
EEA15	Eastwood Industrial Estate		Industrial units in B2 and B8 use class.
EEA16	Knowles Transport		Industrial units in B8 use class.
EEA17	River Nene Frontage, Wisbech	**Wisbech**	Includes B2 and B8 industrial units, comparison retail (E(a)), and offices (E(g)), notably the *Boathouse Business Centre*.
EEA18	South-west Wisbech employment area		Includes B2 and B8 industrial units, motor vehicle sales (SG), waste disposal (SG), and comparison retail (E(a)), cinema (SG) and fast food restaurants (E(b)) at *Wisbech Retail Park.*
EEA19	Wisbech Town Centre		Wisbech's town centre offers a range of Main Town Centre uses (as defined by NPPF), places of worship, museum and library (F1 use), a range of *Local Community Uses* (F2), and dwelling-houses (C3 use).

14.10. The EEAs are of great importance to Fenland's economy and are critical to how the local economy functions. This Local Plan seeks to retain employment uses within EEAs. This will avoid economic harm from loss of employment floorspace to other uses, and provide certainty to encourage businesses to invest in those areas with confidence.

14.11. The EEAs form an important part of the Local Plan's strategy for economic growth. The EEAs are typically built out and occupied. It is difficult to quantify the amount of additional employment floorspace which EEAs could provide over the plan period. However, such locations are likely suitable for:

- Construction of additional new employment floorspace i.e. intensification of use of the site;
- Change of use between employment use classes - which could increase or decrease job density depending on the use classes involved;
- Bringing vacant units back into employment use; and/or
- Redevelopment or regeneration to ensure the site continues to meet business needs.

Existing employers and rural enterprise

14.12. In addition to EEAs, there are many other businesses and smaller areas of employment dispersed across settlements and the countryside. These make an important contribution to the supply of local employment opportunities, and are particularly vital in supporting smaller and rural communities. Existing employment sites can often face pressures for re-development or change to alternative uses. Policy LP15 therefore seeks to limit the loss of existing employment sites to other non-employment generating uses.

14.13. To support the creation and expansion of local businesses, existing employment sites and areas are afforded flexibility to grow by Policy LP15. Fenland's strategy for employment growth recognises that growth for certain types of businesses will need to take place outside of designated EEAs, site allocations and defined settlement boundaries. Some sectors, such as Agri-food, Horticulture and Tourism, may justifiably require a countryside location and can be supported where it is demonstrated that the scheme is sustainable and appropriate. The Development in the Countryside policy (LP18) sets out specific requirements for proposals located outside of settlement boundaries.

Summary of employment growth strategy

14.14. The Local Plan provides a supply of available employment land in the right places to support a growing economy and offers flexibility to support the growth of new and existing businesses.

14.15. In the broadest terms, policy LP15 aims to:

- Direct employment growth principally to allocated employment land and EEAs;
- Protect existing employment sites and premises;
- Make it easier for key growth sectors and growing businesses to achieve their potential;
- Encourage new inward investment and expansion;
- Support the growth of small and micro businesses, encourage business start-ups and promote an entrepreneurial culture; and
- Complement the hierarchy of town centres (see Policy LP16).

Policy LP15: Employment

Fenland's ambition is to attract new businesses, jobs and opportunities whilst supporting growth of existing businesses.

Proposals for new employment development should normally be located at sites allocated for employment use, within Established Employment Areas (EEAs), or within settlement boundaries, unless the exceptions for proposals which support the rural economy apply.

Site allocations are set out in Part D. Site allocations and EEAs are indicated on the Policies Map (Part E).

Part A - Established Employment Areas (EEAs)

Existing employment land and premises within EEAs should be retained for employment uses, defined as uses falling within classes B and E(g) of the Use Classes Order.

Within EEAs, proposals which result in the change of use of employment land or buildings to non-employment generating uses should not normally be permitted.

EEAs offer potential for intensification and renewal through new employment development. Proposals for employment development including B2, B8 and E(g) Use Classes within or adjoining an EEA will be supported where the proposal demonstrates there is or will be sufficient capacity in the local and strategic highway network to accommodate the proposal.

Proposed extensions to EEAs through the development of adjoining land (including land outside settlement boundaries) will be supported where the proposal:

a) Is proportionate in scale to the existing EEA; and
b) Provides a clear, defined boundary which maintains or enhances local character and the EEA's landscape setting.

Part B - Location of Office Developments

The NPPF defines offices (E(g)(i) use class) as a main town centre use. In identifying locations for office development, proposals should apply the sequential approach set out in policy LP16 (Town Centres) which prioritises sites in town centres, unless exceptions to support the rural economy apply. In the context of office developments, the sequential test may also give preference to sites within EEAs.

Proposals for other commercial, business and service developments (i.e. proposals falling within use classes E(a) to E(f)) must apply the sequential approach against the hierarchy of town centres, as set out in Policy LP16, unless it is demonstrated that the proposal is ancillary to existing uses on the site.

Part C - Expansion of existing businesses

The expansion of sites occupied by existing businesses, located within settlement boundaries, will normally be supported.

Proposals for the expansion of existing businesses located outside of the defined settlement boundaries or EEAs will be supported where the requirements of policy *LP18 Part F: Rural Economy* are met.

Part D - Limiting the loss of employment sites and buildings to non-employment uses

Outside of EEAs, proposals for changes of use or redevelopment resulting in the loss of existing employment sites in B2 or B8 use classes will be permitted where the proposal will not compromise the operation of nearby uses and:

a) The site has been marketed without successful conclusion for a period of not less than six months; or
b) The site is unsuitable for alternative employment use due to site constraints; or
c) The proposal would enhance amenity by alleviating existing issues associated with the current use; or
d) The proposal would support the delivery of wider sustainability or regeneration objectives.

Within EEAs or at allocated employment sites, proposals for the development of any of the following will be subject to a planning condition to limit their ability to change use to other Class E uses without the need for planning permission:

- Offices; or
- Research or Development; or
- Industrial processes which can be carried out in a residential area without harm to amenity.

15. Town Centres

15.1. Town centres are at the heart of communities, providing a focus for retail and other main town centre uses, including leisure, commercial, office, cultural and community facilities. It is national policy to enhance vitality and viability of town centres.

15.2. In Fenland the main retail offer comes from the four market towns of Wisbech, March, Whittlesey and Chatteris. However, the proximity of the larger settlements of Cambridge, Peterborough, King's Lynn and Huntingdon means there is a high-level spending in shops outside the district, as well as increased online shopping which are all impacting on the success of the high streets: this has been exacerbated by the Covid-19 pandemic. As such many centres need to reinvent themselves to compete and thrive, with town centres focusing more as destinations and leisure uses not just for retail.

15.3. In September 2020 Government introduced changes to the Use Classes Order which brought together a range of "Commercial, Business and Service" uses under one Use Class (E). That new E Use Class is broadly compatible with the NPPF definition of Main Town Centre Uses, though not precisely.

15.4. The aim of the new E Use Class is to allow units in town centres to change to other uses that are suitable in town centres without the need for planning permission. With the exception of isolated village shops, which are exempt from this ability to change use without first seeking planning permission, this means that town centres should no longer be viewed in just 'retail terms'. That said, in order to implement wider policies in the NPPF (such as the sequential test for retail proposals), it remains necessary for the Local Plan (and associated Policies Map) to identify 'Primary Shopping Areas' (PSA).

15.5. The Council is committed to strengthening the role of market towns and increasing the viability and vitality of such centres by providing flexibility and a wide range of facilities and services in a high quality environment. The Council therefore considers it is essential that its town centres do not worsen further and that the existing offer is maintained and improved. The four market towns hold regular markets and the Council will support and enhance the markets.

15.6. As part of the Government's 'Future High Street Fund' March town centre has been awarded significant funding towards public realm improvements, activating the use of redundant buildings and floor space, and the regeneration of brownfield sites.

15.7. For Wisbech a master plan is being prepared to support the regeneration and renewal of the town centre. This will help support a Levelling Up Fund (LUF) bid to Government. It is proposed that the Wisbech Town Centre Master Plan will be integrated into the Proposed Submission version of the Local Plan.

15.8. Policies LP35 (Regeneration of Wisbech) and LP38 (March Town Centre) in Part D of this Plan provide further policy requirements for the wider regeneration of the Town Centres.

15.9. Policy LP16 sets the framework for how planning applications for retail and other main town centres uses will be assessed to make sure that they are appropriate in scale and location.

Hierarchy of Town Centres

15.10. The NPPF requires local plans to define a network and hierarchy of centres. The Fenland Retail Hierarchy Study (June 2022) identifies March and Wisbech at the top of the hierarchy due to the wider range of services and facilities and as they are the principle comparison goods centres within the district. The report notes that the towns of Chatteris and Whittlesey more closely meet the definition of the

smaller 'District Centre'. The report also identifies a number of local centres, serving the day-to-day needs of their local communities. The Policies Map identifies these centres.

15.11. Policy LP15 identifies the Town Centres and District centres of Wisbech, March, Chatteris and Whittlesey as EEAs.

Table 6: Hierarchy of Centres

1	**Town Centres**	March and Wisbech	Centres providing a range of facilities and services for a wider catchment area.
2	**District Centres**	Chatteris and Whittlesey	Centres serving particular areas within the main settlements, typically including a range of services, restaurants, library and usually at least one supermarket.
3	**Local and Village Centres**		Centres that serve their locality, typically including a convenience store and a limited range of other local shops and services such as a Post Office, newsagent, hot food takeaway.

Sequential Test

15.12. Policy LP16 sets out the sequential approach to the location of retail development and other main town centre uses based on the above hierarchy of centres.

15.13. Where development proposals are made for town centre uses outside of the defined centres and which are not in accordance with an up-to-date Local Plan a sequential test should be applied, against the criteria in the NPPF, with town centres coming first, then edge of centre sites, and only if suitable sites are not available (or are not expected to become available) in these locations should out of centre sites be considered.

15.14. The meaning of 'edge-of-centre' is a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the town centre boundary. In determining 'easy walking distance', the Council will take into account barriers to pedestrian movement, such as the need to cross major roads or car parks, the attractiveness and perceived safety of the route and the strength of attraction and size of the centre.

15.15. In accordance with policy LP15 (Employment) office developments (Use class E (g)) will also be supported in defined EEA and allocated employment sites as shown on the Policies Map, without the need for a sequential test.

Impact Assessment

15.16. National policy sets a threshold of 2,500 sq m as a threshold for when an Impact Assessment is required to support a planning application for a main town centre use. National policy allows for Local Plans to set their own local threshold for impact assessment.

15.17. The four market towns are generally characterised by relatively small units. With few shops over 1,000 sq m located within the town centres. Therefore, any application up to 2,500 sq m outside a town centre is very likely to result in a negative impact on the town centre. The adopted Local Plan (2014) sets a threshold of 500 sq m which is the equivalent to the size of a small discount style supermarket on the basis that a larger store would result in harm to the high street. Therefore, policy LP16 includes a threshold of 500sqm.

Rural Shops

15.18. The creation of a new or extension to an existing village shop, will be supported where it is in connection with the planned growth of the village or where it would help to achieve a more sustainable rural community. This will be subject to amenity and environmental considerations, and the requirement that

the scale of any additional retail provision should be of an appropriate size and scale for the size of the village and its catchment.

15.19. Where a proposal will result in the loss of a shop of under 280sqm selling essential goods, which is located farther than 1km from a similar shop, defined as a local community use under F2 Use Class, permission will not normally be granted unless suitable alternative provision of a similar shop is included within the proposal or where evidence is provided clearly demonstrating that the shop has been appropriately marketed for a continuous period of 12 months or more without successful conclusion on terms that reflect the lawful use and condition of the premises: this evidence will be considered in the context of local market conditions and the state of the wider national economy.

Policy LP16: Town Centres

This policy applies to Main Town Centre uses a defined in the NPPF.

Part A- Vision for Town Centre Development and Regeneration

Town centre development and regeneration will be encouraged to help maintain and enhance the vitality and viability of centres, with a requirement that the nature and scale of any development should be appropriate to the role and function of the centre in which it would be situated. The Council will:

- embrace a strong 'town centre first' message when considering the most appropriate locations for retail and leisure development in the towns;
- support, and regenerate where necessary, existing Town, District and Local Centres to ensure they continue to cater for the needs of communities that they serve.

Part B: Hierarchy of Town Centres

The following hierarchy will be used to guide investment and other activity to improve the vitality and viability of the identified centres, and in planning applications for retail and other town centre uses (as defined in the NPPF):

1. **Town Centres** – Wisbech and March
2. **District Centres** – Chatteris and Whittlesey
3. **Local and Village Centres** – Based on Settlement Hierarchy

The boundary of the Town Centres, District Centres, Local Centres and the Primary Shopping Areas (PSA) are defined on the Policies Map. (For Local Centres the PSA is the same as the centre boundary as shown on the Policies Map).

Part C: Primary Shopping Area

Within the PSA, development proposals for town centre uses as defined in the NPPF should, wherever possible, maintain an active frontage. Where an active frontage would not be appropriate or otherwise cannot be achieved, care should be taken to ensure that the frontage provides visual interest and would not be to the detriment of the character of the centre or to maintaining or enhancing footfall in the PSA. Proposals that would result in lengthy 'dead frontages' within a PSA will not normally be acceptable.

Part D: Out of Centre Development

Development proposals for main town centre uses in out-of-centre and edge-of-centre locations will be required to demonstrate their suitability through a sequential site test in line with the NPPF.

In addition, all proposals for main town centre uses outside of town centres (and designated employment areas for office development (use class E (g)) which would result in increase of over 500 sqm will need to be accompanied by an impact assessment, which includes a robust assessment of impact on nearby centres. Proposals which fail to satisfy the sequential test or are likely to lead to significant adverse impacts will not be permitted.

Part E: Rural Shops

Where a proposal will result in the loss of a shop of under 280sqm selling essential goods, including food, and is located farther than 1km from a similar shop, defined as a local community use under F2 Use Class, permission will not normally be granted unless a suitable alternative provision of a similar shop is included within the proposal or where evidence is provided clearly demonstrating that the shop has been appropriately marketed for a continuous period of 12 months or more without successful conclusion on terms that reflect the lawful use and condition of the premises. This evidence will be considered in the context of local market conditions and the state of the wider national economy.

16. Culture, Leisure, Tourism and Community Facilities

16.1. A priority of the Fenland Leisure Strategy (2017)[58] is to 'provide an efficient, sustainable leisure centre service, focused on getting more people, more active, more often'.

16.2. The district has four leisure centres located in the four market towns. March, Wisbech and Whittlesey include swimming pools. Each market town includes library, with a variety of cultural events held throughout the year.

16.3. New cultural, tourist and visitor attractions will therefore be encouraged and supported in appropriate locations, whilst proposals that would adversely affect an existing cultural, tourist or visitor attraction will be resisted.

16.4. New development will require the provision of additional community facilities. The Infrastructure Delivery Plan identifies requirements for additional community facilities to meet needs arising from Local Plan growth.

Policy LP17: Culture, Leisure, Tourism and Community Facilities

The Council will support the development of new cultural, leisure, tourism and communities facilities that help improve the range and quality of facilities for local communities and makes the most of existing facilities.

In exceptional circumstances when there is no appropriate town centre site, due to the nature and scale of the proposed development, other locations for cultural, leisure and tourism facilities will be considered in accordance with a sequential approach to site selection outlined in policy LP16.

Community Facilities

All development proposals should recognise that community facilities such as libraries, public houses, places of worship and community halls, or any registered asset of community value, are an integral component in achieving well integrated development.

Proposals for new community facilities will be supported in principle, and should:

- Prioritise and promote access by walking, cycling and public transport. Community facilities may have a local or wider catchment area: access should be considered proportionately relative to their purpose, scale and catchment area;
- Be accessible for all members of society;
- Where applicable, be operated without detriment to local residents, this especially applies to facilities which are open in the evening, such as leisure and recreation facilities.

[58] https://www.fenland.gov.uk/media/16522/Leisure-Strategy/pdf/Leisure_Strategy.pdf?m=637164905506270000

Loss of Culture, Leisure, Tourism and Community Facilities

The loss, via redevelopment, of an existing culture, leisure, tourism or community facility will only be permitted if it is demonstrated that:

- The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- The proposal includes the provision of a new facility of a similar nature and of a similar or greater size in a suitable on or off-site location.

17. Development in the Countryside

17.1. Areas outside the defined settlement boundaries are considered as being in the countryside for the purpose of policies in the Local Plan. As set out in Policy LP1 (Settlement Hierarchy) development will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation and access to natural greenspace, transport or utility services.

17.2. As the majority of the district is rural in character with a strong agricultural economy, there may be occasions where development in the countryside is required to support the rural economy. Policy LP18 sets the overarching policy relating to development in the countryside and in what circumstances this would be supported.

17.3. Policy LP18 recognises the potential for conversion of redundant rural buildings in the open countryside to dwellings. Given that new housing in the countryside is subject to strict control set by the NPPF, applications for residential conversions will be examined with particular care and will only be acceptable where all the criteria of Part A of policy LP18 can be met and the development complies with all other relevant policies of the Local Plan.

17.4. The replacement of an original dwelling with a new dwelling on a one-for-one basis may be acceptable in certain circumstances and Part B of policy LP18 sets out the criteria to be applied. Where a building is of historic or traditional nature or is otherwise worthy of retention, redevelopment will be resisted and proposals for restoration and renovation will be encouraged.

17.5. Policy LP1 (Settlement Hierarchy) places a restriction on development in the countryside and new isolated homes in the countryside will generally be avoided, although an exception may be justified when required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work.

17.6. It will often be as convenient and more sustainable for such workers to live in one of the Market Towns or other nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. It is recognised however that there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. This requirement will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any individuals involved.

17.7. Where permission is being sought for a new dwelling in the countryside, the Council will require the applicant to supply sufficient information to demonstrate that both the functional and financial tests

are satisfied as set out in Policy LP18 Part D. The functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. In applying this test, the Council will consider matters such as:

- the scale and nature of the enterprise
- the potential for things to go wrong or need attention unexpectedly or at short notice
- the frequency of such events
- the ability for a person living off the site to deal with such events
- the period of time over which events occur.

17.8. If a functional need is established, the Council will then consider the number of workers needed to meet it, and the dwelling should be of a size commensurate with the established functional requirement and economic viability of the enterprise. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of the dwelling that is appropriate.

17.9. Any temporary planning permission in association with a proposed or newly established enterprise will only be granted at a location which would be suitable for a permanent occupational dwelling, and will always be subject to a condition requiring the removal of the caravan, mobile home or structure and the reinstatement of the land to its original condition at the end of the temporary period. The Council will not normally grant successive extensions to a temporary permission over a period of more than three years.

17.10. Whenever permission is granted under policy LP18, suitable conditions will be attached to restrict occupancy of the dwelling and, if necessary, to remove certain permitted development rights relating to residential extensions. To prevent abuse of the process, applications to remove a restrictive occupancy condition will need to include considerable evidence about previous occupancy for this to be justified.

17.11. A further exceptions to isolated development in the countryside, as set out in National Policy would be if the design of the proposed dwellings is *'of exceptional quality and is truly outstanding or innovative, reflecting the highest standards in design and architecture'*[59]. This would help to raise design standards in the district.

17.12. The re-use of buildings in the countryside for employment purposes can play an important role in meeting the need for employment in rural areas. It can provide jobs, give renewed use to vacant buildings and reduce the demand for new buildings in the countryside. The re-use of buildings for tourist accommodation and attractions is generally supported because of the contribution to rural diversification and the wider economic benefits for the district.

17.13. Successful rural enterprises located in the open countryside, where new development is closely controlled, may need to expand on their current site. This can protect existing jobs and create additional employment in rural areas. However, such development needs to be highly sensitive to its surroundings. Part F of Policy LP18 allows such expansion but ensures that it will be carried out in a way which does not cause significant harm to the countryside or amenity.

17.14. In order to maximise opportunities for rural working it is also necessary to retain land which provides existing employment. This will be achieved by preventing use for other purposes unless continued employment use is not viable or would be unsuitable for other planning reasons.

[59] NPPF paragraph 80 (e)

17.15. Tourism in rural areas would need to be limited to avoid undue harm to the open nature of the countryside. Where accessibility is poor, proposals would need to be limited to small-scale development such as conversion of existing rural building for tourism/leisure use.

17.16. In all cases where tourism, leisure or a cultural facility is proposed in the open countryside and requires the construction of a new building, the council will require a robust business plan, appropriate to the proposed scheme. The business plan must demonstrate the demand and viability of the scheme on an on-going basis. This requirement will help prevent development being permitted in the countryside, which quickly fails as a business and leads to pressure on the Council to permit the conversion of the failed development to another use (e.g. conversion to residential) which the Council would not have permitted on that site in the first instance.

17.17. Fenland is part of one of the most productive agricultural areas in the UK, and generates a significant proportion of the national food production. The Agricultural Land Classification (ALC) mapping show that almost the whole of the district comprises high grade agricultural land and much of this is Grade 1, 2 and 3a (the best and most versatile). Therefore, the protection of the best and most versatile land is key to ensure that food production is not negatively impacted by development. Any loss of this asset even on an incremental basis is a significant environmental issue.

17.18. Development of the best and most versatile agricultural land will only be supported where it can be demonstrated that the need for the development, its benefits and/or sustainability considerations outweigh the need to protect such land taking into account the economic and other benefits of the best and most versatile agricultural land.

17.19. As set out in Part H of Policy LP18, proposals for development on unallocated sites which would individually or cumulatively result in a significant loss (one hectare or more) of best and most versatile agricultural land will also need to demonstrate that there are no other suitable alternative sites which could accommodate either all or part of the development on either previously developed land, or land within the built up area of existing adjacent or nearby settlements, or on poorer quality agricultural land. All proposals over one hectare which would have the potential to involve the loss of best and most versatile agricultural land will be expected to be accompanied by an agricultural land classification statement.

Policy LP18: Development in the Countryside

Part A: Re-use and conversion of non-residential buildings for residential use in the countryside:

Where a change of use proposal to residential use requires permission, and where the site is located in the countryside, then the proposal will be supported provided that the following criteria are met:

a. the use of the building has ceased; and

b. where the use of the building was previously for agricultural purposes, it was not constructed within 10 years preceding the proposal being submitted; and

c. the proposal results in no more than five residential units; and

d. the building is not in such a state of dereliction or disrepair that significant reconstruction requiring planning permission would be required; and

e. there are no fundamental constraints to deliver the site, or significant harm arising.

Part B: Replacement of a permanent existing dwelling in the countryside:

Planning permission for the replacement of an existing dwelling in the countryside with a new dwelling

will be supported if:

f. the residential use of the original dwelling has not been abandoned; and

g. the original dwelling is not of any architectural or historic merit and it is not valuable to the character of the settlement or wider landscape; and

h. the original dwelling is a permanent structure, not a temporary or mobile structure.

Provided that criteria d to f can be met, any replacement dwelling should be:

i. of an appropriate scale to the plot and its setting in the landscape; and

j. of a design appropriate to its setting; and

k. located on the site of the original dwelling, unless an alternative suitable position exists within the existing residential curtilage, in which case the existing dwelling will be required to be completely removed immediately

Proposals for large prestige homes will be encouraged where they meet the above criteria.

Part C: Mobile homes within the countryside:

Applications for temporary and mobile homes will be considered in the same way as applications for permanent dwellings.

Part D: New dwellings in the countryside (relating to agricultural workers, forestry and other enterprises where a countryside location is essential):

Planning permission for a permanent dwelling in the countryside to enable an agricultural worker to live at, or in the immediate vicinity of, their place of work will only be granted to support existing agricultural activities on a well-established agricultural unit, provided that:

l. there is a clearly established existing functional need (i.e. it is essential for the proper functioning of the enterprise for one or more workers to be on the site for all or most of the time); and

m. the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement; and

n. the unit and the agricultural activity concerned has been established for at least three years, has been profitable for at least one of them and is currently financially sound with a clear prospect of remaining so; and

o. the functional need cannot be fulfilled by an existing dwelling, or the conversion of an existing building in the area, or any other existing accommodation in the area which is suitable and available for occupation by the worker concerned.

These criteria will be applied on a similar basis to proposals for new forestry dwellings and to dwellings which are needed in association with other enterprises where a countryside location is an essential requirement. In the case of the latter, a pre-requisite for any dwelling is that the enterprise itself must have planning permission.

Planning permission will not be granted for a new permanent dwelling in association with a proposed or newly established enterprise in the countryside. In such cases, if a functional need is demonstrated, there is clear evidence of a firm intention and ability to develop the enterprise and there is clear evidence that the enterprise has been planned on a sound financial basis, permission may be granted on a temporary basis for no more than three years for a caravan, mobile home or wooden structure which can easily be dismantled. After the three year temporary permission has expired, permission will only be granted for a permanent dwelling if the above criteria have been met. A further temporary period will not be permitted.

Any such development will be subject to a restrictive occupancy condition.

Part E: New dwellings of exceptional design quality

In accordance with the NPPF the Council will support new dwellings in the countryside that are of truly outstanding or innovative design that reflect the highest standards in architecture.

Part F: The Rural Economy:

In the countryside, development involving the expansion of an existing employment use on its current site or the conversion of an existing agricultural building (particularly if it is adjacent to or closely related to a village) will be acceptable for employment uses within Use Classes B1 to B8 or tourism and leisure related uses, provided that all of criteria (p) to (v) below are met:

p. it would be consistent in scale with its rural location, without unacceptable environmental impacts; and

q. it would not adversely affect existing local community services and facilities; and

r. it would be compatible with, or would enhance, the character of the village or the landscape in which it would be situated; and

s. it would not cause undue harm to the open nature of the countryside or any site designated for its natural or heritage qualities; and

t. it would be easily accessible, preferably by public transport; and

u. if it would involve the construction of a new building in the open countryside, the development is supported by a robust business plan that demonstrates:

(i) the demand for the development and

(ii) that the facilities to be provided would constitute a viable business proposition on a long-term basis; and

v. in the case of a conversion, the building is not in such a state of dereliction or disrepair that significant reconstruction would be required.

Part G: Agricultural diversification:

Proposals involving farm based diversification will be permitted, provided that the proposal will support the applicable farm enterprises and providing that the development is:

w. in an appropriate location for the proposed use;

x. of a scale appropriate to its location; and

y. of a scale appropriate to the business need

Part H: Protecting the best and most versatile agricultural land:

Proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy. With the exception of allocated sites, development affecting the best and most versatile agricultural land will only be permitted if:

z. there is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and

aa. the impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions; and

ab where feasible, once any development which is permitted has ceased its useful life, the land will be restored to its former use, and will be of at least equal quality to that which existed

prior to the development taking place (this requirement will be secured by planning condition where appropriate).

18. Transport and Infrastructure

Strategic Infrastructure

18.1 Policy LP19 seeks to ensure that appropriate infrastructure is provided to support new development in Fenland, and has been informed by the Council's Infrastructure Delivery Plan (IDP) and discussions with key infrastructure providers.

Infrastructure Delivery Plan

18.2 New development will generate a need for new infrastructure, services and facilities to be delivered. It is vital that such infrastructure requirements are planned for and provided alongside new developments. This Local Plan is accompanied by an Infrastructure Delivery Plan (IDP). The IDP assesses the availability and capacity of existing local infrastructure through engagement with service providers and by drawing on the findings of other technical studies and publicly available data. The IDP identifies specific infrastructure projects which are necessary to meet needs arising from Local Plan growth. In addition, site-specific infrastructure requirements are identified in site allocations policies in Part D.

18.3 The IDP will be reviewed and updated periodically to ensure it continues to accurately reflects the district's infrastructure needs, which will likely change over the course of the plan period.

18.4 New infrastructure and improvements to existing infrastructure will be delivered and funded by a range of different public bodies such as Fenland District Council, Cambridgeshire County Council, the Combined Authority, NHS, or Environment Agency, and private companies such as energy and water suppliers. Development proposals will play a critically important role in funding and delivering infrastructure required to meet the needs of the development, and will typically be secured through planning obligations. The IDP identifies the funding sources and delivery mechanisms for each infrastructure project, thereby providing clarity on the contributions expected from new development.

Transport infrastructure

18.5 As the Strategic Transport authority for Cambridgeshire the CPCA is responsible for preparing the Local Transport Plan[60] (LTP) which was published in January 2020.

18.6 The LTP's vision is to "deliver a world-class transport network for Cambridgeshire and Peterborough that supports sustainable growth and opportunity for all". The LTP supports the CPCA's strategic ambition to become the UK's capital of innovation and productivity, doubling the size of its economy. Improvements to the transport network are critical to achieving this ambition. The LTP identifies that the transport network must provide access to a wide range of sites and amenities, all of which are important for effective social functioning. It must connect current housing and employment sites and provide additional capacity for the transport network to accommodate extra journeys from more households and to more jobs.

18.7 This Local Plan is aligned with the LTP's vision. The Infrastructure Delivery Plan which accompanies this Local Plan incorporates the strategic and local transport infrastructure projects identified by the LTP. This Local Plan has been informed by the Local Plan Transport Assessment, which assessed the likely effects of growth in the context of the existing transport network and strategic infrastructure projects identified by the LTP.

Community infrastructure

[60] https://cambridgeshirepeterborough-ca.gov.uk/what-we-deliver/transport/local-transport-plan/

18.8 New development will also increase demand for other forms of infrastructure such as schools, health services, sports and leisure facilities, open spaces, flood defences, etc. over the course of the plan period. New development will place additional pressures on existing infrastructure - but can also have positive effects through helping sustain existing facilities by providing additional footfall, particularly in rural communities. Through the spatial strategy and settlement hierarchy, this Local Plan directs growth to those settlements best served by existing infrastructure, taking into account evidence of existing available infrastructure capacity.

Development viability

18.9 Fenland District Council commissioned a viability assessment to inform the preparation of this Local Plan. The viability assessment concluded that due to poor development viability in the area, new development has limited scope to bear contributions toward the provision of infrastructure.

18.10 The viability assessment explored the potential to introduce a *Community Infrastructure Levy* (also known as "CIL") for the purpose of funding strategic infrastructure from new development. However, the assessment concluded that new development in Fenland cannot support a CIL.

18.11 Developer contributions, secured through planning obligations in section 106 agreements, will continue to make an important contribution to the provision of new infrastructure to meet needs arising from growth. However, in negotiating such planning obligations the Council and service providers must be mindful of the area's low development viability. If the infrastructure 'ask' is too high, new development will be stifled.

18.12 To ensure the area's growth needs are met and are supported by necessary infrastructure will therefore require investment from other sources, such as from public sector bodies, and will require coordination between many different stakeholders and service providers. Opportunities for funding and delivery are explored in the IDP.

18.13 Policy LP18 sets out principles for the provision of infrastructure, including the delivery of strategic infrastructure projects identified by the IDP, and the application of developer contributions.

18.14 Site-specific requirements for the development of site allocations are set out in the relevant sites policies in Part D.

Policy LP19: Strategic Infrastructure

All new development should be supported by, and have good access to, all necessary infrastructure. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development. Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.

Developer Contributions

Where new development creates a need for additional infrastructure, it will be expected to contribute towards its delivery. This could include through direct provision or financial contributions towards the delivery of local and strategic infrastructure, and may be provided alone or in combination with other new developments. Consideration must be given to the likely timing of infrastructure provision. As such, development may need to be phased either spatially or in time to ensure the provision of infrastructure in a timely manner.

Conditions or planning obligations are likely to be required for many proposals to secure the provision and phasing of infrastructure.

In negotiating such conditions and obligations, the Council will be mindful of viability constraints. Decisions on securing conditions and obligations toward strategic infrastructure will reflect the

'prioritisation' categories set out in the Infrastructure Delivery Plan (IDP). The IDP will be kept under review to ensure an accurate schedule of infrastructure needs over the plan period is maintained.

Providing infrastructure

Where planning permission is sought to deliver infrastructure, then such development will be supported in principle, especially if it is demonstrated that such infrastructure is needed to support growth, quality of life or economic prosperity in the district. Such infrastructure will include, but is not limited to transport, telecommunications, community facilities, energy and water supply. Provision of new and improved infrastructure within the district should be informed by the Infrastructure Delivery Plan.

Accessibility and Transport

18.15 Due to Fenlands rural and dispersed character, residents frequently need to travel to access day-to-day services and employment. For example, around half of Fenland's working population commute out of the district to access work[61]

18.16 This high need for travel is aggravated by Fenland's poor accessibility, which in turn constrains the local economy and hinders development. The district's road network primarily consists of rural, single-carriageway A-roads, many of which suffer from slow average journey times, particularly associated with slower agricultural traffic, and with a poor safety record. Fenland is not linked to the wider national highway network by dual carriageway. Several key junctions act as 'pinch points' on the network, and suffer from severe peak-time traffic congestion, which hinder potential growth. Reflecting the low-lying Fenland landscape, some routes suffer from regular flooding, or require specific maintenance due to being constructed on peat soils.

18.17 For the majority of the district walking and cycling infrastructure is limited or entirely absent, which means that walking and cycling are often unattractive. Reliance on private motor vehicles increases congestion, harms air quality and health, and generates carbon emissions.

18.18 The Council adopted the 'Fenland Cycling, Walking and Mobility Improvement Strategy (Version 1)' in September 2021 and is currently preparing version 2 of the document. The aim of this strategy is to develop a core network of routes that can be improved in the short and medium term and built upon in the future. To achieve this, key walking and cycling routes linking densely populated residential areas with safe, direct walking/cycling routes to places of education and employment will be identified, along with routes to rail or bus stations for longer distance multimodal journeys.

18.19 Fenland has three railway stations (March, Manea and Whittlesey) which provide good access to a large number of destinations. Each station saw significant growth in the 10 years prior to the COVID-19 pandemic. All three stations serve a range of destinations directly and with one change of train it is possible to reach destinations across England and into Scotland. March benefits from an hourly service between Stansted Airport, Cambridge, Peterborough and Birmingham. March, Manea and Whittlesey stations are served by a two-hourly service to Peterborough and Ipswich. There are some additional services between Manea and Cambridge. The work of the Hereward Community Rail Partnership ensures that continued lobby for improvements is ongoing.

18.20 The *Fenland Rail Development Strategy 2011-2031 Action Plan*[62] identifies projects to enable the delivery of improvements to Fenland's rail network and services. Such improvements include

[61] (Local Economic Assessment Technical Document 2013).

providing better access to rail stations, through improved signage, interchange options to connect to other forms of transport, and car parking facilities; and delivering investment to stations through provision of a footbridge at Whittlesea Station and ticket machines and platform lengthening at Manea and Whittlesea. The CPCA has committed £9 million of investment into March, Manea and Whittlesea railway stations to aid their regeneration.

18.21 Although frequent bus services operate on some key inter-urban corridors (such as services connecting Peterborough, Wisbech and Kings Lynn, and Peterborough to Whittlesey and March), services elsewhere are less frequent and irregular. In recent years, many bus services have been reduced, withdrawn or replaced with new routes with longer, less frequent services as replacements, making it harder for those without access to a car to travel easily around Fenland. Across Fenland, provision of bus services is generally poor and declining.

18.22 Provision of community transport, including dial a ride and community car schemes, is generally good in Fenland. However, demand for community transport services is increasing. Dial-a-ride services link areas not served directly by the bus network, such as supermarkets and town centres, but there is limited integration between these services and the wider public transport network, which limits the ease with which rural residents can make longer journeys elsewhere.

18.23 Lack of integration between different bus, rail and community transport services make it difficult for residents without access to a car to travel to key educational and healthcare services, such as Peterborough City Hospital, which can act to increase the risk of social exclusion and reduce opportunities for our young people to travel elsewhere for education or training.

Local Transport Plan (LTP)

18.24 The LTP identifies that many rural areas have poor public transport connectivity, reducing the opportunities to access employment opportunities, key services, and amenities. For people without the use of a car, including young people, those on low income or for people with disabilities, these challenges are exacerbated.

18.25 The LTP's local strategy for Fenland identifies a number of transport challenges. As the most rural and economically deprived district within Cambridgeshire and Peterborough, limited accessibility to Fenland acts to constrain the local economy and hinders development. Fenland is not linked to the wider national highway network by dual carriageway. The district's road network primarily consists of rural, single-carriageway A-roads, many of which suffer from slow average journey times, particularly associated with slower agricultural traffic, and with a poor safety record.

18.26 Several key junctions, particularly within Wisbech and at the A47 / A141 Guyhirn Roundabout, act as 'pinch points' on the network, and suffer from severe peak-time traffic congestion, which hinder the town's potential growth. Reflecting the low-lying Fenland landscape, some routes suffer from regular flooding, such as North Bank near Whittlesey, or require specific maintenance due to being constructed on peat soils. High-quality walking and cycling infrastructure is limited or entirely absent, which means that walking and cycling are often unattractive, contributing towards congestion from short car trips and poor air quality.

18.27 Fenland also lacks good wider public transport accessibility, particularly by rail. While March is directly served by the rail network, with an hourly service between Stansted Airport, Cambridge and Peterborough (continuing to Birmingham) and more infrequent services to Ipswich, the largest town of Wisbech lacks direct access to the rail network. Residents within Wisbech must therefore either drive to

[62] https://www.fenland.gov.uk/media/6293/Fenland-Rail-Development-Strategy---Action-Plan/pdf/Rail_Action_Plan_Adopted_Version_19_April_2012.pdf

March, or travel to Kings Lynn or Peterborough, to access the rail network, resulting in additional car journeys on the highway network.

18.28 Although frequent bus services operate on key inter-urban corridors between Peterborough, Wisbech and Kings Lynn, and Peterborough, Whittlesey, March and Chatteris, services elsewhere are less frequent and irregular, and recent reductions in financial support have significantly reduced weekend and evening services, making it harder for those without access to a car to travel easily around Fenland. Fenland Association for Community Transport (FACT), in partnership with the Fenland Transport and Access Group, operate dial-a-ride services five days a week linking to areas not served directly by the bus network, but there is limited integration between these services and the wider public transport network, which acts to limit the ease with which rural residents can make longer journeys elsewhere (such as to Peterborough). Lack of transport integration between different bus, rail and community transport services can therefore make it difficult for residents without access to a car to travel to key educational and healthcare services, such as Peterborough City Hospital, which can act to increase the risk of social exclusion and reduce opportunities for our young people to travel elsewhere for education or training.

18.29 Improving accessibility to Fenland by both road and public transport is central to the LTP strategy. Better links to Peterborough, Greater Cambridge and the rest of the country will help to make Fenland a more attractive place to live and work, encouraging investment and much-needed additional jobs, while creating new opportunities for residents to travel to employment, education or training elsewhere.

East / West Corridor

18.30 The A47 is both a nationally and internationally strategic link, it is a key route into East Anglia, connecting Norwich and Norfolk with the East Midlands and the A1, and carries a large amount of heavy goods traffic.

18.31 On a more local scale, the section of the A47 within the CPCA region provides direct access between Peterborough, Wisbech and Kings Lynn. Beyond these settlements, the area is lowly populated and is largely agricultural. Consequently, the A47 is a key commuter route for people travelling into and out of these settlements for employment.

18.32 The long-distance regional trips (and particularly heavy good vehicles) generate a consistent flow of traffic along the route. Mixed with commuter traffic, the local network comes under substantial strain and congestion is common, particularly on the approaches to key junctions such as the A47 / A141 Guyhirn Roundabout and the A47 / A1101 Elm High Road Roundabout. The high proportion of heavy goods vehicles travelling along the single carriageway section between Thorney and Wisbech often creates queues of vehicles unable to safely overtake, which reduces journey time reliability and can lead to increased driver frustration and risk taking. The CPCA is working in partnership with Highways England to assess the viability of the A47 dualling/capacity improvements proposal between the A16 Peterborough and Walton Highway. A Strategic Outline Business Case (SOBC) has been prepared by the CPCA.

18.33 The A47 was not included in Highways England's plans for road improvements between 2020 and 2025. However, Highways England has agreed to fund an assessment of the A47 between the A16 and the Walton Highway east of Wisbech. The review will also be informed by other road proposals including options for the A47/A1101 roundabout junction already being developed by Highways England.

Wisbech Rail

18.34 Construction of a new rail link to Wisbech has the potential to transform accessibility for the town, enabling residents and businesses in Wisbech to reach Cambridge in approximately 45 minutes. Re-opening of the Wisbech rail connection would connect residents to opportunities within Greater Cambridge, including skilled roles in the knowledge economy, and education and training opportunities at The University of Cambridge, Anglia Ruskin University and Cambridge Regional College.

18.35 The Full Business Case for Wisbech Rail was completed in December 2020. Work on the rail link is likely to begin in 2023 and be functionally completed in 2026, with direct services to Cambridge possible by 2028.

Wisbech Access Strategy

18.36 The Wisbech Access Strategy identifies a package of individual transport schemes which collectively improve the transport network across Wisbech. The CPCA has provided funding to deliver the first phase of short-term projects, including construction of the Southern Access Road, traffic signals at New Bridge Lane/Cromwell Road, and improvements to junctions at Weasenham Lane, A47/Elm High Road roundabout, and A47/Broad End Road roundabout.

18.37 Medium and long term projects which form part of the Wisbech Access Strategy include provision of a Western Link Road, a new river crossing, upgrades to the A47/Cromwell Road roundabout, improvements to the Freedom Bridge Roundabout, a new bus station, relocation of A47/Elm High Road roundabout and Weasenham Lane/Elm High Road roundabout.

Whittlesey Relief Road

18.38 Whittlesey Town Council, with the support of Fenland District Council commissioned an inception study for the purpose of assessing the rationale for providing a Whittlesey relief road. The A605 passes west to east through Whittlesey and is the main thoroughfare connecting Peterborough and its Fenland hinterland, including Whittlesey, the principal Fenland town of March and a wide swathe of smaller settlements and rural villages. The aspiration for a relief road for Whittlesey has existed for a number of years. More recently, an ambitious growth strategy from planning targets set by Government and the Cambridgeshire & Peterborough Combined Authority's aspiration to double the size of the economy.

18.39 The need for the inception report arose from concerns on the part of Whittlesey Town and Fenland District Councils that immediate development pressures and the potential for long term growth could place serious pressure on the road network in Whittlesey, leading to traffic congestion and wider economic and social problems in the town, and form an obstacle to growth.

18.40 Local opinions on transport matters were highlighted and acknowledged in the 2012 Market Town Transport Strategy (MTTS) (a part of the Local Transport Plan). The reasoning contained in this strategy relating to a requirement for a relief road remains valid due to ongoing concerns with traffic growth in the area and underpins the continuing arguments for delivering a relief road for the town.

18.41 The *Growing Fenland: Whittlesey – A Market Town fit for the Future*[63] report seeks to enhance the economy of the market town. The report recognises the importance of the relief road in improving the local environment and physical appearance of Whittlesey's historic town centre by reducing congestion and removing HGV traffic from the town.

18.42 The inception report identifies two potential indicative routes for the relief road - running north and south of the town. Having examined the economic, social and environmental problems and opportunities and evaluated scheme options against strategic objectives, the inception report establishes a sound strategic case for a Whittlesey Relief Road proposal.

18.43 The inception report's consideration of the benefit to cost ration indicates that there is potential for capital costs to be offset to demonstrate a viable scheme. The inception report therefore concludes there is sufficient evidence to justify the scheme, and recommends it proceed to the Strategic Outline Business Case stage of development.

Local projects

[63] https://www.fenland.gov.uk/media/16893/Growing-Fenland-Whittlesey-Final-Report/pdf/Growing_Fenland_-_Whittlesey_Final_Report.pdf?m=637272072717070000

18.44 The LTP is accompanied by a Market Town Transport Strategy (MTTS) for each of Fenland's towns. The MTTSs include local projects to address transport issues in each town and are intended to complement strategic projects. For example, plans to re-open the March to Wisbech rail line will be complemented by bus, walk and cycle, and road improvements. Funding has been secured from the Greater Cambridge Greater Peterborough Growth Deal to deliver this package.

18.45 Such investment in local transport infrastructure will enable more journeys to be taken on foot and by bike. This will help to alleviate traffic congestion and improve air quality, whilst allowing those without access to a car more independence and opportunity to travel. Continued support for electric vehicles, in partnership with local districts and national government, will help to reduce carbon emissions towards net zero and improve local air quality.

18.46 The CPCA is working to ensure that it is easier for passengers to make journeys involving a combination of bus, rail and/or demand-responsive services. This will help ensure residents can travel easily to destinations without having to rely on a car, and will simultaneously reduce pressure on the highway network. New, high-quality active travel infrastructure, focused around new development in Wisbech and along upgraded highway corridors, will help to make walking and cycling a safer, more attractive option for local journeys. The Combinedd Authority is committed to improving interchange between public transport and active modes, particularly for short-distance journeys within and between Fenland market towns and villages.

Priorities for Local Plan policy

18.47 Reflecting the constraints and challenges the transport network experiences, this Local Plan places great importance on the need to deliver improvements to transport infrastructure which improve accessibility and offer cleaner and 'greener' travel choices

18.48 To demonstrate how accessibility, mobility and transport related matters have been considered and taken into account in the development of proposals, one or more of the following should be submitted with planning applications, with the precise need dependent on the scale and nature of development:

- a design and access statement (all proposals); and/ or
- a transport statement (typically required for developments of 50 - 80 dwellings); and/ or
- a transport assessment and travel plan (typically required for developments over 80 dwellings).

18.49 Advice on the level of detail required should be confirmed through early discussion with the local planning or highway authority.

Policy LP20: Accessibility and Transport

New development must ensure that appropriate provision is made for the transport needs that it will create. Proposals for new development or enhanced transport schemes should demonstrate that appropriate, proportionate and viable opportunities have been taken to:

a) Ensure that all users have safe, convenient access to the existing highway network;
b) Ensure that the design and layout provides suitable pedestrian and cycle routes that are safe, desirable and well connected to the existing network;
c) Promote road safety and contribute to a reduction in road accidents, particularly in rural areas, by ensuring transport infrastructure is safe and accessible to all;
d) Ensuring that development is accessible, being well located in relation to existing or proposed services and facilities;
e) Seek to improve walking and cycling links into and within market towns and other settlements and improve links between settlements

Developers will be required to ensure proposals for major new developments are assessed, using appropriate methodologies (such as Travel Plans, Transport Assessment sand Transport Statements),for their likely transport impacts. All development proposals should have regard to the IDP.

Any development that has severe transport implications will not be granted planning permission unless deliverable mitigation measures have been identified, and arrangements secured for their implementation, which will make the development acceptable in transport terms.

Public Rights of Way

18.50 Walking and cycling can have wide ranging benefits, from contributing to the improved health and physical fitness of the population to reducing congestion and pollution from exhaust emissions.

18.51 There is a network of public rights of way (PRoW) within Fenland and three nationally recognised long-distance walking trails: the Hereward Way, Nene Way and Meridean Way traverse the district and meet near March. National Cycle Route 63 links Wisbech, March and Whittlesey with Peterborough and Leicester to the west.

18.52 However, despite Fenland's rural character and relative size the PRoW network including useable horse-riding routes, is less well developed than in other parts of Cambridgeshire with only about ten percent of the total length of public rights of way in the county falling within the district. In addition many of the public footpaths tend to 'peter-out' leaving the user without any legal backing to continue the journey and consequently in the recent past these have tended not to be well used.

18.53 The Covid 19 pandemic has however highlighted the importance of the network for health and well-being and general recreation and the economic benefits of an extensive and comprehensive PRoW network which can attract people to an area are widely acknowledged. The Council will therefore seek to protect and enhance the public rights of way network including through the provision of permissive pathways and additional cycle and horse-riding routes.

Policy LP21: Public Rights of Way

The existing public rights of way network will, in principle, be protected from development. New development that will result in the loss or cause demonstrable harm to any public right of way will not be supported.

The Council will work with Cambridgeshire County Council, developers, landowners and other key stakeholders to enhance the network including for new cycle and horse-riding routes and permissive pathways and positively support such proposals through the development management process where there is no unacceptably adverse impact on amenity, safety, ecology or heritage assets.

Parking Provision

18.54 Fenland is as predominantly rural area and therefore residents are reliant on private cars to access local services and facilities. Residential developments face pressure in respect of car parking and the impacts on highway safety. An over provision of car parking can lead to unattractive, and car dominated environments that are unsafe for non- car users, whilst an under provision can lead to unsuitable or unsafe on street parking.

18.55 Appendix 6 sets out the parking standards for development based on use classes.

18.56 All development, not just residential development, should carefully assess its parking needs taking into account the location and access to local services and facilities; the type, mix and use of development; the availability of and opportunities for public transport; the existing available car parking provision close to the development site.

18.57 Proposals for development should include clear reasoning on the level and type of provision (whether that be in a Design and Access Statement / Transport Statement / Transport Assessment and/ or Travel Plan as appropriate, depending on the nature and scale of development proposed). Parking court style provision not associated with flatted development and tandem car parking space will be acceptable if based on suitable design solutions

18.58 All Development should consider user's needs, impact on neighbouring users and the safe and efficient use of the highway network for all users including pedestrians, cyclists and those with limited mobility.

18.59 Unallocated cycle parking for residents should be secure and covered, located in easily accessible locations throughout the development. The Manual for Streets (2007) and Manual for Streets 2 (2010) provide guidance on the principles that should normally be followed. All development should justify the level of parking provided and the design of such parking.

18.60 For major developments parking provision should be informed by the outcomes of the transport statement or transport assessment and the travel plan (where required). The rationale for the final parking scheme should then be set out in a parking statement or within the design and access statement.

18.61 Advice on the level of detail required should be confirmed through early discussions with the local planning and highway authority.

18.62 Government is planning on banning the sale of diesel and petrol cars from 203064- 10 years ahead of its original target of 2040. To support this transition to Electric Vehicles In December 2021 the Building Regulations were updated: a new 'Part S' was introduced which addressed 'Infrastructure for charging electric vehicles'. These building regulations will come into effect in June 2022 and will require the provision of charging points in both residential and non-residential developments.

18.63 As a result of these new Building Regulations, policy LP22 seeks to ensure that the location of electric vehicle charging points will be well situated and accessible.

Policy LP22: Parking Provision

Planning permissions for new development will only be granted if the proposal makes appropriate and deliverable parking provision in accordance with the standards set out in Appendix 6.

Part A: Residential Development

The number of spaces provided, and their location and access, should be informed by the site context and location. Proposals for development should include clear reasoning on the level and type of provision (whether that be in a Design and Access Statement / Transport Statement / Transport Assessment and/ or Travel Plan as appropriate, depending on the nature and scale of development proposed). Wherever possible, parking provision should be provided 'on plot'.

A single garage does not count as a car parking space. A double garage counts a one car parking space.

Part B: Non-Residential Development

[64] https://www.gov.uk/government/news/government-takes-historic-step-towards-net-zero-with-end-of-sale-of-new-petrol-and-diesel-cars-by-2030

Non-residential developments should incorporate a level of car parking and servicing that is suitable for the operational needs of the proposal taking into account its location, its size and its proposed use, including the expected number of employees, customers or visitors.

Part C: Other Parking Requirements

Proposals should ensure that appropriate vehicle, powered two-wheeler, cycle parking and disabled parking provision is made for residents, visitors, employees, customers, deliveries and for people with impaired mobility.

Adequate provision should be made for parking and turning of service vehicles that serve the site

Part D: Electric Vehicle Charging points

All applications that include provision of parking spaces will be required to meet the requirements for infrastructure for charging electric vehicles as set out in Building Regulations Part S.

Proposals which go beyond the requirements of Part S will be supported, in principle.

The location of charging points in development proposals should be appropriately located to allow for easy and convenient access from the charge point to the parking space/s, and be designed and located in a way which:

a. Minimises the intrusion of the charge point on the wider use and access of the land;
b. Minimises the risk of vehicle collision with the charge point;
c. Has ease of access for maintenance and replacement of electric vehicle charging infrastructure.

19. Historic Environment

19.1. The NPPF states that the Local Plan should set a positive strategy for the conservation and enjoyment of the Historic Environment.

19.2. The Fens are defined as a National Character Area[65] with its distinctive wetland landscape. It is characterised as an extensive and flat expanse with big skies which convey a strong sense of place, tranquillity and inspiration. Development and growth is focused on those high points of land at

19.3. In Fenland the Market Towns and villages have their own individual historic character. Wisbech benefited from expansion due to its status as an inland river port, and during the Georgian era, proliferated with polite architecture, particularly along the Brinks, becoming nationally significant, with a strong concentration of listed buildings along the Brinks and within the town. Further afield, some brick buildings with crow-stepped gables, or tumbled brick gables, show traces of a Dutch influence from the draining of the Fens in the 17th century and a handful of isolated 18th century farm complexes survive.

19.4. March displays the characteristics of Victorian suburban middle-class wealth and expansion, due to its role within the railway network becoming one of the largest and busiest junctions in the country. With the coming of the railways Welsh slates and other materials began diluting the palette of local materials and styles.

19.5. Chatteris retains its characteristic of a small market town, serving a local population, with surviving medieval burgage plots and properties facing the high street, with later Victorian expansion.

[65] NCA Profile 46. The Fens - http://publications.naturalengland.org.uk/publication/6229624?category=587130

19.6. Whittlesey developed from an Anglo-Saxon grid-street pattern, with property fronting the street, with expansion predominantly in the 17th, 18th and 19th centuries. The Whittlesey Mud Walls due to the presence of surface clays in the area are a unique characteristic within Fenland and Cambridgeshire and their survival represents a local building tradition using local materials.

19.7. Surrounding villages follow largely linear development patterns, with an open and rich agricultural landscape surrounding these settlements and giving the district its defining context and characteristics.

19.8. The Council is committed to the positive conservation of heritage assets in the district as they make an important contribution to the identity, distinctiveness and character of Fenland.

19.9. The NPPF defines the term heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

19.10. In Fenland designated heritage assets includes 20 scheduled monuments, 10 conservation areas and over 646 listed buildings of special architectural or historic interest. The gardens of Peckover House in Wisbech are included in Historic England's register of parks and gardens of special historic interest. These heritage assets are irreplaceable and therefore every effort should be made to ensure appropriate protection and enhancement.

Scheduled Monuments

19.11. Application for Scheduled Monument Consent (SMC) must be made to the Secretary of State for Digital, Culture, Media and Sport before any work can be carried out which might affect a monument either above or below ground level.

Listed Buildings

19.12. A proposal to demolish a listed building, or to alter or extend it in a way that would affect its special character, requires listed building consent. If the proposal also involves 'development', planning permission is required and, in that case, the Council will wish to consider applications for listed building consent and planning applications concurrently.

19.13. Proposals to alter or extend any listed building will be assessed against the duty in law to preserve the special architectural or historic interest which led to the building being listed. There is a general presumption in favour of the preservation of listed buildings, and consent to demolish or partly demolish such buildings will only be granted in exceptional circumstances.

19.14. The setting of a listed building may be affected by development. It is important that applications for planning permission for development affecting listed buildings, or their settings, include an assessment of impact on their significance so that an informed decision can be reached.

Conservation Areas

19.15. The effect of a proposed development on the special architectural or historic character or appearance of a Conservation Area is a material consideration in the determination of planning applications. There is a duty in law that requires development to preserve or enhance that character or appearance.

19.16. Development within Conservation Areas must respect the local character and be carefully designed to respect the setting, through consideration of scale, height, massing, alignment, and use of appropriate materials. Keeping valued historic buildings in active and viable use is important for both the maintenance of the building concerned and the overall character of the Conservation Area.

Proposals to change the use of a building might therefore be supported, where features essential to the special interest of the individual building are not lost or altered to facilitate the change of use.

Registered Parks and Gardens

19.17. Historic parks and gardens are an important historic, cultural and environmental asset. The Local Plan should protect them from development that would harm their character. Historic England is responsible for compiling and maintaining the 'Register of Parks and Gardens of special historic interest in England'. Registration of a site means that its significance must be taken into account when considering any proposed development that may affect the site or its setting.

Archaeology

19.18. Archaeological remains are an important part of Fenland's historic environment and identity. They constitute an important resource for understanding our past, and often survive as significant landscape feature and character areas. It is highly probable that many significant archaeological sites remain undiscovered and unrecorded. Archaeological remains are a finite and non-renewable resource and, in many cases, are highly fragile and vulnerable to damage and destruction. Specialist advice regarding archaeological matters is provided by the Cambridgeshire County Council Archaeology Team.

19.19. The council may require developers to assess the potential impacts of their development on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the council to devise a scheme for mitigating such impacts. There is a presumption in favour of physical preservation of remains in situ wherever possible. In advance of the loss of a potential heritage asset at a post-determination stage, further archaeological mitigations may be attained through the implementation of a programme of suitable archaeological investigations.

The Setting of Heritage Assets

19.20. The setting of a heritage asset is the surrounding area in which a heritage asset is experienced. All heritage assets have a setting, whether they are designated or not. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The contribution of setting to significance is often expressed by reference to views. This is likely to include a variety of views of, across, or including the asset and views of the surrounds from or through the asset. The importance of a setting lies in what it contributes to the significance of the heritage asset.

Policy LP23: Historic Environment

The Council recognises that the historic environment plays an important role in the identity of the area and the quality of life experienced by local communities in Fenland. It will protect, conserve and seek opportunities to enhance the rich and diverse heritage assets and their settings, for the enjoyment of current and future generations.

Development must respect, and enhance or reinforce where appropriate, the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value. There will be particular emphasis on the following:

- Protecting the significance of designated heritage assets and their settings;
- the use of Conservation Area Appraisals and associated Management Plans to ensure the preservation and where possible enhancement of the special character or appearance of each of Fenland's Conservation Areas; and

- the identification and protection of significant non-designated heritage assets and their settings.

Identifying heritage at risk and seeking solutions that achieve positive outcomes for such buildings are areas.

Heritage Statement

All development proposals that would directly affect any heritage asset (whether designated or non-designated), including any contribution made by its setting, will need to be accompanied by a Heritage Statement. The level of detail required should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal. As a minimum, should cover the following:

a) clearly identify all heritage assets affected by the proposal
b) clearly describe and assess the significance of the asset and its setting.
c) identify the impact of the development on the special character of the asset
d) provide clear justification for the works, especially if these would harm the significance of the asset or its setting, so that the harm can be mitigated and weighed against public benefits.

Development proposals will be supported where it is demonstrated that they have a positive regard to preserving the significance of heritage assets and their settings or better reveal the significance of heritage assets. Where a development proposal will lead to harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Proposals that will secure the future conservation of heritage assets (and their settings) which are at risk through neglect, decay or other threats along with proposals that bring vacant or derelict heritage assets back into use will be encouraged.

Conservation Areas

Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Proposals should:

a) Retain buildings, features and details of the built environment which contribute to the historic character and appearance of the area including having regard to roofscapes, rooflines and public realm.
b) Retain and reinforce local distinctiveness with appropriate regard to height, massing, scale, form, plot width and materials of the existing built environment;
c) Protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against

Archaeology

In the case of application sites which include, or could potentially include, heritage assets with archaeological interest, designated or non-designated, the council will require the developer to carry out a preliminary desk-based assessment. If this does not provide sufficient information, developers will be required to undertake a programme of field evaluations.

20. Natural Environment

Biodiversity and Geodiversity

20.1. Fenland's natural environment is a valuable resource, rich in internationally, nationally and locally designated nature sites, as well as those without formal designation such as the extensive drainage and waterways network. Ecological networks comprising designated sites, other habitats, and wildlife corridors are necessary to maintain and enhance biodiversity and prevent fragmentation and loss of connectivity. This is essential if species are to adapt to climate change and if a net gain in biodiversity is to be achieved.

20.2. The Council is part of Natural Cambridgeshire, the Local Nature Partnership (LNP), which has ambitious plans for doubling land for nature across the Greater Cambridgeshire area (from 8% to 17%) by 2050. Amongst its objectives are to ensure new housing and work place developments incorporate high quality green and blue infrastructure providing multiple benefits for people and the environment, secure access to high quality natural green spaces within 300 metres of everyone's home, and increase tree cover and networks of woodlands and hedgerows within and around settlements.

20.3. The Council wishes to i contribute to the aims of the Doubling Nature ambition by ensuring that there is no net loss in biodiversity over the plan period and a net gain is achieved. In preparing planning applications developers should refer to the LNP Toolkit and its list of '10 Things to do for Nature' and any successor documents and related guidance and advice including supplementary planning documents.

Designated Nature Sites

20.4. Designated sites for nature conservation importance are classified into a hierarchy according to their status and the level of protection they should be afforded. International sites form the top tier with the highest level of protection, followed by national and then locally designated sites. This policy seeks to ensure that appropriate weight is given to their importance and the contribution that they make to the wider ecological network. All designated nature sites are shown on the Policies Map whilst Table 7 (below) explains the hierarchy of sites in Fenland.

Table 7: Hierarchy of Designated Sites for Nature Conservation in Fenland

International Sites	• Ramsar sites • Special Areas of Conservation (SAC) • Special Protection Areas (SPA)
National Sites	• Sites of Special Scientific Interest (SSSI) • National Nature Reserves (NNR)*
Local Sites	• Local Nature Reserves (LNR) • County Wildlife Sites (CWS) • Local Geological Sites (LGS)

*none in Fenland

20.5. Fenland has two internationally designated sites that fall within the district, namely the Nene Washes and the Ouse Washes. These are Ramsar sites designated under the 1971 Ramsar Convention on Wetlands of International Importance. The Nene Washes and Ouse Washes also benefit from designation, in whole or in part as Special Areas of Conservation (SAC) and Special Protection Areas (SPA) (former European Sites) and since leaving the European Union form part of the national sites network. These sites are protected by the Habitats Regulations 2019. The presumption in favour of sustainable development does not apply to development assessed as likely to have a significant effect on such sites.

20.6. The district also has four Sites of Special Scientific Interest (SSSI):

1. Adventurers' Land (a geological SSSI just north of the Nene Washes near Guyhirn)
2. Bassenhally Pit (a large pit near Whittlesey designated mainly for its rare fenland flora)
3. Nene Washes - designated for its large area of washland habitat
4. Ouse Washes - designated for its large area of washland habitat (most of the Ouse Washes falls outside the district)

20.7. SSIs form a network of nationally designated sites which also underpin sites designated to meet international obligations. Development that is likely to have an adverse effect on these sites, alone or in combination with other developments, will only be permitted in exceptional circumstances, in accordance with the NPPF.

20.8. There are also two Local Nature Reserves in Fenland: Lattersey Field in Whittlesey and Rings End north of March as well as a further thirty County Wildlife Sites (CWS). CWS have no statutory protection but are recognised in the planning system as Local Sites.

20.9. Local sites are an important component of the ecological network and are highly valued locally, providing benefits for both people and wildlife, and recognising the importance of our geology in underpinning the landscape and habitats we have. Developments should help enhance this network and avoid adverse impact on local sites. Where significant harm cannot be avoided, the mitigation hierarchy should be followed (see the Biodiversity and Geodiversity in Development section). In line with the Government's 25 Year Environment Plan the Council is aiming to have three quarters of Local Sites in positive management by 2043.

Goose & Swan Functional Land Impact Risk Zone (IRZ)

20.10. In addition to the land specifically designated, functionally linked land beyond the designated site boundaries also provides important habitat for qualifying bird species. The term 'functionally linked land' is used to describe an undesignated area beyond the boundary of a protected site which is used by the designated bird populations associated with the site.

20.11. Such areas typically provide habitat for foraging or other ecological functions essential to the maintenance of the designated population. The Nene Washes and Ouse Washes 'Goose & Swan Impact Risk Zone (IRZ)' indicates the extent of potential functionally linked land for Nene Washes and Ouse Washes Special Protection Area (SPA) and Ramsar qualifying bird species, including Bewick's and Whooper Swans. Since these areas are considered to be potentially functionally linked to the European designated sites they require appropriate consideration under the Wildlife and Countryside Act 1981 (as amended) and Conservation (of Habitats and Species) Regulations 2017 (as amended) (the Habitats Regulations).

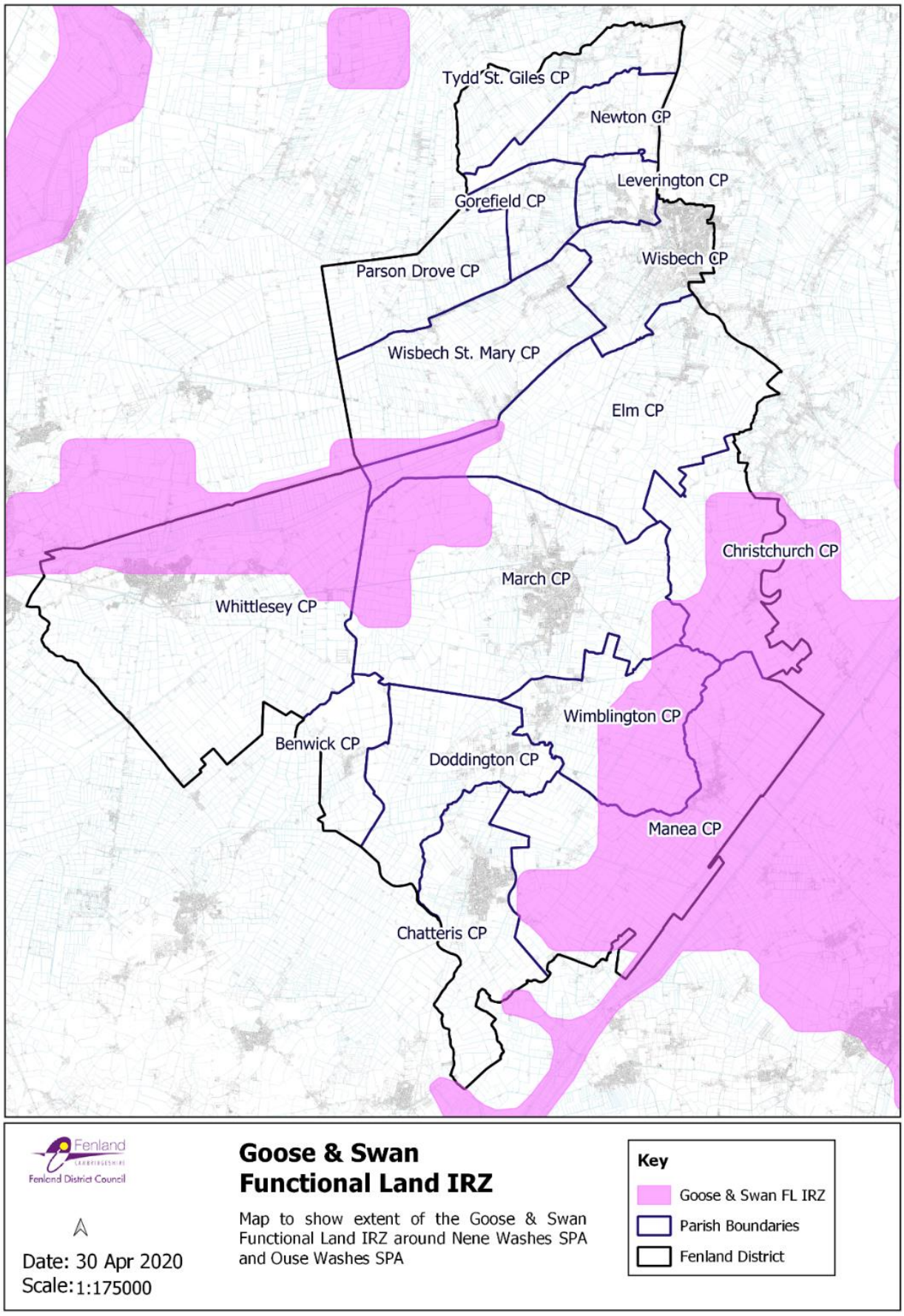
20.12. As such, any greenfield 'major development' (see glossary) within the IRZ must undertake a project-level HRA to demonstrate that proposed development will not have any adverse effects on Nene Washes or Ouse Washes functional land in accordance with the requirements of the Habitats Regulations. Part D of this Plan identifies if an allocated site is located within the IRZ and that consultation with Natural England is required.

20.13. Land comprising the Goose and Swan Functional Land IRZ area has been identified through a British Trust for Ornithology (BTO) research project. The area is extensive and can be found on the DEFRA 'Magic' website and is shown indicatively in Map xx. For the Nene Washes it covers a large area of land around Whittlesey, Coates and Eastrea stretching almost to March. Around the Ouse Washes the area covers Manea, Christchurch and stretches westwards to the east of Chatteris and eastwards towards and around Littleport and Ely.

20.14. As well as greenfield sites and naturalised sites which provide assets in terms of biodiversity and geodiversity, the urban areas of Fenland contain brownfield sites with potentially high environmental value. Whilst providing an important source of land for redevelopment, these sites may also be valuable for biodiversity and support open mosaic habitats (a habitat of principal importance), which in turn support many threatened and declining species.

20.15. In addition to the statutory and non-statutory sites, the extensive network of Fenland waterways and drainage channels provides significant habitat for a wide range of wildlife species including water voles, otters and kingfishers. Species numbers have increased in recent years as a result of Biodiversity Action Plans produced by Internal Drainage Boards (IDB) within the district. The Middle Level Commissioners and the North Level IDB have a statutory duty to further nature conservation in carrying out their functions and operate specific conservation strategies, which form the basis for all their river maintenance operations. It is therefore important that the ecological habitats and water quality of the waterway and drainage network are maintained and enhanced despite being faced with development pressures from an increasing population.

Figure 2: Goose and Swan Functional Land IRZ



Protected Species

20.16. Many wildlife species benefit from statutory protection under a range of legislative provisions. Section 41 (S41) of the Natural Environment and Communities Act 2006 contains a list of habitats and species of principal importance. The current list (August 2010) contains 56 habitats of principal importance and 943 species of principal importance. The Council has a duty to promote the protection and recovery of these species' populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity.

20.17. Developers are strongly advised to contact the Council at the pre-application stage to determine if their proposal would affect any habitat or species of principal importance. Planning pre-application service - Fenland District Council. The Cambridgeshire and Peterborough Biodiversity Partnership has published lists of priority species and additional species of interest that are locally important. The Cambridgeshire and Peterborough Environmental Records Centre (CPERC) also holds records of locally recorded species and is therefore a useful source of biodiversity information.

Biodiversity and Geodiversity in Development

20.18. All new development should ensure no net loss in biodiversity and in the vast majority of cases provide a net gain through the planned retention, enhancement and creation of habitats and wildlife features. This should be appropriate to the scale, type and location of development, and the long-term maintenance and management of these features should be considered early in the planning process.

20.19. Development should avoid any adverse impact on biodiversity and geodiversity. Where significant adverse impacts would result the mitigation hierarchy should be followed. The priority should be relocation of the development to an alternative site. If impacts cannot be avoided, then suitable mitigation is required. If that is not possible, then full compensation must be provided.

20.20. Most development near a river or watercourse will have the potential to impact on water quality and biodiversity. A requirement of the Water Framework Directive is that there should be no deterioration in water body status. In addition to water quality, landscaping along watercourses is also a primary factor contributing to ecological status. Naturalisation of riverbanks can therefore make a significant contribution to biodiversity and in turn improve water quality.

20.21. For all developments requiring planning permission applicants will be expected to complete the Council's biodiversity checklist and provide an accompanying ecology report, if required, as indicated on the checklist. https://www.fenland.gov.uk/planningforms Applicants should refer to the Council's website which includes links to standing advice from Natural England. When preparing a scheme the Council encourages developers to complete Natural Cambridgeshire's 'Developing with Nature Toolkit' to demonstrate how their proposal will deliver a net gain in biodiversity.https://naturalcambridgeshire.org.uk/projects/developing-with-nature-toolkit/

Policy LP24: Natural Environment

Through the development management processes, management agreements and other positive initiatives, the Council will:

- aid the management, protection, enhancement and creation of priority habitats, including washlands, rivers and flood meadows, woodlands and hedgerows;
- promote the creation of an effective, functioning ecological network throughout the district, consisting of core sites, buffers, wildlife corridors and stepping stones that link to green

infrastructure in adjoining local authority areas to respond to and adapt to climate change;

- safeguard the value of previously developed land where it is of significant importance for biodiversity and/or geodiversity;
- work with developers and Natural England to identify a strategic approach to great crested newt mitigation where required.

Part A: Designated Sites

a) International Sites

The highest level of protection will be afforded to international sites designated for their nature conservation importance. Proposals having an adverse impact on the integrity of such areas, either alone or in combination, that cannot be avoided or adequately mitigated to remove any adverse effect, will not be permitted other than in very exceptional circumstances. These circumstances will only apply where a Habitats Regulations Assessment has been undertaken and it has not been possible to conclude no adverse effect on integrity (either alone or in combination) and:

a) there are no suitable alternatives;
b) there are imperative reasons of overriding public interest; and
c) necessary compensatory provision can be secured.

Development will only be permitted where the Council is satisfied that any necessary avoidance and / or mitigation measures are included to ensure there are no adverse effects on integrity either alone or in combination.

Development proposals that are likely to, or have the potential to, have an adverse effect, either alone or in-combination, on European designated sites must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation, post the UK leaving the EU), determining site specific impacts (which could be off-site as well as on-site) and avoiding or mitigating against impacts where identified.

Mitigation may involve providing or contributing towards a combination of the following measures:

d) Access and visitor management measures within the designated site;
e) Improvement of existing greenspace and recreational routes;
f) Provision of alternative natural greenspace and recreational routes;
g) Remove monitoring as this cannot be considered as mitigation;
h) Other potential mitigation measures to address air pollution impacts e.g. emission reduction measures, on site management measures.

Where avoidance or mitigation measures are necessary there is likely to be a requirement to undertake monitoring of the effectiveness of such measures to inform the necessary mitigation requirements and any future refinements.

b) National Sites

Development proposals within or outside a SSSI, likely to have an adverse effect on a SSSI (either individually or in combination with other developments), will not normally be permitted unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of SSSIs.

c) Local Sites

Development likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network including County Wildlife Sites, Local Geological Sites and sites supporting Biodiversity Action Plan habitats and species, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.

d) Goose and Swan Functional Land Impact Risk Zone (IRZ)

Proposals for major, greenfield development within the Goose and Swan Functional Land IRZ of the Nene Washes and Ouse Washes must undertake a project-level Habitats Regulations Assessment to

demonstrate that the proposed development will not have any adverse effects on Nene Washes or Ouse Washes functional land in accordance with the requirements of the Habitats Regulations.

e) Habitats and Species of Principal Importance

The Council will consider all development proposals in the context of its duty to promote the protection and recovery of priority species and habitats. Where adverse impacts are likely, development will only be permitted where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

Part B: Biodiversity and Geodiversity in Development

All development proposals should:

a) Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory) of international, national and local importance commensurate with their status and give appropriate weight to their importance;
b) Avoid negative impacts on biodiversity and geodiversity;
c) Deliver a net gain in biodiversity, by creating, restoring and enhancing habitats for the benefit of species;
d) Where necessary, protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat. For drain and riverside development this includes the need to consider options for riverbank naturalisation. In all cases regard should be had to the Cambridgeshire Flood and Water SPD.

All development proposals should complete the Council's biodiversity checklist to identify features of value on and adjoining the site. Where there is the potential for the presence of protected species and/or habitats, survey work should be carried out and a report or statement by a suitably qualified ecologist must accompany the planning application. The development proposals must be informed by the results of both the checklist and survey.

Part C: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle. Where adverse impacts are unavoidable, they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.

Biodiversity Net Gain

20.22. Biodiversity Net Gain (BNG) is a requirement recently introduced through the Environment Act (2021)[66] that requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to development taking place.

20.23. The Environment Act 2021 strengthens Section 40 of the Natural Environment and Rural Communities Act 2006 by placing a legal duty on public authorities, including Fenland District Council, to both ***enhance*** as well as conserve biodiversity. This is known as the 'general biodiversity objective'.

20.24. Evidence in the 'Mapping natural capital and opportunities for habitat creation in Cambridgeshire' study (2019) highlights that there has been a significant habitat change in the area over the last 80 years. Large amounts of semi-natural habitats have been lost, replaced predominantly by arable, improved grassland and built-up areas.

[66] https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

20.25. Significant losses of semi-natural habitats are almost certain to have had an impact on biodiversity in Fenland. As well as direct loss of habitat, remaining habitat patches are smaller and more fragmented with reduced connectivity between wildlife populations. This reduces dispersal between populations making small and isolated populations more prone to local extinction.

20.26. BNG describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Therefore, if development is to take place on, say, a current agricultural field with perhaps a hedgerow around it, by the time the development is complete, there should be more land set aside for wildlife to thrive than there was before development took place. This will require new habitats to be created, such as woodlands and ponds, as well as homes that incorporate wildlife friendly measures.

20.27. Through implementation of BNG, it is intended that the current loss of biodiversity through development and land use changes will be halted and ecological networks can be restored.

20.28. Net gain requirements will not undermine the existing range of protections in planning policy and legislation for irreplaceable habitats and protected sites such as Ramsar sites, SSSIs and Local Nature Reserves. It is also not a replacement of Environmental Impact Assessment, protected species surveys and other forms of biodiversity assessment that are required for many projects. Rather, it should be used in combination with these and other approaches to provide a holistic assessment.

20.29. Development proposals will need to follow the 'mitigation hierarchy' of avoid, mitigate, compensate. It is intended that biodiversity improvements will be provided on-site for qualifying development proposals[67]. However, in some circumstances off-site mitigation may be possible. Opportunities to achieve net gain on-site must be fully explored to ensure that loss of biodiversity is avoided or minimised before options for off-site compensation are considered. Where not possible to provide on-site, the improvements should be made to 'local nature recovery strategies' which the Council will help develop with the appointed responsible authority[68] with the delivery mechanism of net gain in these areas set out potentially through a Cambridgeshire-wide mechanism. If net gain cannot be delivered locally then developers will be able to invest in 'nationally strategic habitats' with the purchase of government-provided biodiversity credits.

20.30. DEFRA and Natural England have developed a biodiversity metric tool which measures biodiversity before and after development. The metric is concerned with broad habitat types and not associated species. Four factors or 'multipliers' are used to assess the habitat pre- and post-development: size, type, condition and spatial location.

- Extent - the size of the area of the habitat (tree lines, hedgerows and rivers are assessed by their length)
- Distinctiveness - whether the type of habitat is of high, medium or low value to wildlife
- Condition - whether the habitat is a good example of its type
- Spatial location - whether the development and current/ proposed habitat are recognised as significant for nature

[67] Details of qualifying development proposals will be provided by secondary legislation and regulations due to be published by Winter 2023.

[68] The 'responsible authority' is to be appointed by the Secretary of State in due course.

20.31. The multipliers are applied to habitats before and after development to calculate the number of biodiversity units in each case, and the difference in number of units pre- and post-development determines whether net gain can be achieved.

20.32. The mechanism for delivering the agreed biodiversity net gains will come through a planning condition and a legal agreement in the form of a S106 obligation or unilateral undertaking, or a conservation covenant. It will be important to ensure that any benefits suggested will lead to genuine and demonstrable gains for biodiversity. The Council will need to be satisfied that a suitable management and assessment plan is in place to make sure that the new habitats proposed become established and thrive. Once in place habitat creation or enhancement as part of delivering the biodiversity net gain must be maintained for a minimum of thirty years.

20.33. To accord with the Environment Act and to help species recover the Council will be seeking a 10% biodiversity net gain for all qualifying developments with details to be submitted in a biodiversity gain plan. Development viability is marginal in Fenland but the Council will seek to play its part in realising Natural Cambridgeshire's and the Cambridgeshire and Peterborough Combined Authority's ambitions to double nature in the area by 2043. Wherever possible, it will therefore encourage all qualifying developments to provide a higher amount of BNG than the minimum 10% including in off-site locations where practical.

Policy LP25: Biodiversity Net Gain

All qualifying development proposals must consider how they can contribute to biodiversity net gain. In all cases a minimum 10% biodiversity net gain set out in a biodiversity gain plan should be provided to help species recover.

Biodiversity net gain should follow the mitigation hierarchy and be provided on-site for most proposals in the first instance. In some circumstances off-site mitigation may be possible but opportunities to achieve net gain on-site must be fully explored to ensure that loss of biodiversity is avoided or minimised before options for off-site compensation are considered. Where not possible to provide on-site, improvements should be made to 'local nature recovery strategies' which the Council will develop with the appointed responsible authority. In a very few instances, developers will be able to invest in the government's biodiversity credits for habitat enhancement.

The amount of biodiversity net gain should be established using DEFRA's and Natural England's biodiversity metric and submitted with the planning application as part of the biodiversity gain plan.

Delivery of the agreed biodiversity net gains will be through a planning condition and S106 obligation or unilateral undertaking, or a conservation covenant to include suitable management and assessment measures to ensure that the new habitats proposed become established and thrive. Once in place the habitat creation or enhancement will need to be maintained for a minimum of thirty years.

Where circumstances permit biodiversity net gain above the minimum 10% will be encouraged with support given to provide this either on-site or off site in line with local nature recovery strategies in the first instance, and for national habitat enhancement if not possible to provide locally.

Carbon Sinks and Carbon Sequestration

20.34. Peat and peat soil are increasingly being recognised as major carbon storage resources and when these are damaged or lost, they can become a major source of greenhouse gas emissions. Less than 1% of England's deep peat has been identified as undamaged, with almost a quarter being under cultivation. However, this cultivation is a major contributor to UK food production and a key part of the Fenland agricultural economy. As a result, countries are being encouraged to include peatland restoration as part of their commitments to global international agreements such as the Paris Agreement on climate change

but this needs to be balanced against food production security and the needs of the local economy. As well as storing carbon, peat also provides important habitats for biodiversity and increasingly plays a major role in managing flood risk as part of natural flood management processes.

20.35. Fenland is characterised by its open landscape interspersed with settlements on higher ground. Many parts of that landscape include limited tree cover, a consequence of its history of land reclamation through extensive drainage and water management. Trees can help to stabilise soils, mitigate flood risk, and provide biodiversity net gain and this will be given consideration when development proposals are being considered, and balanced against impact on wider landscape character and peat soil protection.

Policy LP26: Carbon Sinks and Carbon Sequestration

Part A: Carbon Sinks

Existing carbon sinks, such as peat soils, must be protected, and where opportunities exist they should be enhanced in order to continue to act as a carbon sink.

Where development is proposed on land containing peat soils or other identified carbon sinks, including woodland, trees and scrub; open habitats and farmland; blanket bogs, raised bogs and fens; and rivers, lakes and wetland habitats*, the applicant must submit a proportionate evaluation of the impact of the proposal on the carbon content of either the peat soil or other form of identified carbon sink as relevant, and in all cases an appropriate management plan must be submitted.

There will be a presumption in favour of preservation of peat and other carbon sinks in-situ. Proposals that will result in unavoidable harm to, or loss of, peat soils or other identified carbon sinks will only be permitted if it is demonstrated that:

a. the site is allocated for development; or
b. there is not a less harmful viable option to development of that site.

In any such case, the harm caused must be shown to have been reduced to the minimum possible and appropriate, satisfactory provision will be made for the evaluation, recording and interpretation of the peat soils or other form of carbon sink before commencement of development.

For peat soils that are to be removed, the soils must be temporarily stored and then used in a way that will limit carbon loss to the atmosphere.

Proposals to enhance peat soils and protect its qualities will be supported. Proposals to help strengthen existing, or create new, carbon sinks will be supported.

Part B: Carbon Sequestration

The demonstration of meaningful carbon sequestration through nature based solutions within a proposal will be a material consideration in the decision-making process. Material weight in favour of a proposal will be given where the net situation is demonstrated to be a significant gain in nature based carbon sequestration as a consequence of the proposal. Where a proposal will cause harm to an existing nature-based carbon sequestration process, weight against such a proposal will be given as a consequence of the harm, with the degree of weight dependent on the scale of net loss.

*Please refer to Carbon Storage and Sequestration by Habitat 2021 (NERR094) (Natural England), which identifies ‘reliable’, ‘long term’ and ‘important’ carbon sinks.

Trees and Hedgerows

20.36. The Council has a legal duty under section 197 of the Town and Country Planning Act 1990, to consider the protection and planting of trees when granting planning permission for new development. The

Hedgerow Regulations 1997 also provide for the retention of hedgerows in some circumstances. The potential effect of development on trees, whether statutorily protected (e.g. by a Tree Preservation Order or by their inclusion within a Conservation Area) or not, is a material consideration that must be considered in assessing planning applications.

20.37. Trees and other planting provide a broad range of benefits from providing wildlife habitat, adding maturity to new sites, softening and enhancing the built form, screening, shading, storm water attenuation, visual amenity, and contributing to health and well-being.

20.38. New trees and planting can contribute to the Government's 25 Year Environment Plan and the UK's efforts to hit net zero carbon emissions by 2050, contribute to biodiversity net gain as outlined in Policy LP26, and assist in the target of doubling nature in Cambridgeshire by 2043.

20.39. In terms of existing trees and woodlands, where trees are present on a proposed development site a British Standard 5837 Tree Survey 'Trees in relation to Construction survey', and any related survey information, should be submitted along with the planning application. This should ensure it is clear that a proper consideration of trees and woodlands has taken place and into account in the preparation of proposals for the site.

20.40. In addition, an Arboricultural Method Statement will also be required where there is a likely adverse impact on the health and well-being of trees, either through the pressure to prune or fell, or through excavation works which could harm the root systems. The statement should set out the measures that will need to be taken to protect the health of the trees prior, during and after the construction period.

20.41. There are no designated Ancient Woodlands within the district but Ancient and Veteran trees may exist. On a development site, or on land near the site, which includes an Ancient or Veteran tree, any proposal that may result in the loss or damage to such a tree will be particularly scrutinised, and only exceptionally approved. Similarly, any loss of a tree(s) or areas which are protected by a Tree Preservation Order (TPO) will be resisted and is unlikely to be approved if it results in a net loss of amenity. In all instances, clear demonstration of overriding public interest in the loss of such tree(s) or woodland would need to be provided.

20.42. Any unprotected trees (especially those as defined as Category A or B trees within BS 5837) will be expected to be retained in the first instance wherever possible and included in the scheme's design.

20.43. In terms of mitigation, where loss of trees and woodland is proposed (and where it is deemed acceptable for such trees to be lost, taking account the status of the tree), then suitable proposals for mitigation, via compensation in replacements, should be provided. The tree compensation standard set out in this policy provides a suitable mechanism to determine the appropriate level of mitigation. The Council's first preference is for on-site replacement in suitable locations which will be secured through a planning condition.

20.44. In exceptional circumstances, where planting cannot be achieved on-site without compromising achievement of a good design, new tree planting proposals may be considered off-site as mitigation (including on public land and for example in locations identified through a local nature recovery strategy linked to biodiversity net gain) and secured through a planning obligation.

20.45. The Council is committed to increasing the overall tree cover in the district wherever possible, and therefore opportunities for new tree planting should be explored as part of all development

proposals. Planting schemes for public spaces and roadsides should include only native species that occur naturally in the locality, unless arboricultural considerations mean native species are not appropriate.

20.46. Where new tree planting is proposed (irrespective of whether this is to compensate for losses on-site), then the quantity, location and species selection of new trees will be expected to take practicable opportunities to meet the following five Tree Planting Principles:

- Create habitat and, if possible, connect the development site to the Strategic Green Infrastructure Network; and
- Assist in reducing or mitigating run-off and flood risk on the development site; and
- Assist in providing shade and shelter to address urban cooling, and in turn assist in mitigating against the effects of climate change; and
- Create a strong landscaping framework to either (a) enclose or mitigate the visual impact of a development or (b) create new and enhanced landscape, or both; and
- Be of an appropriate species for the site.

Policy LP27: Trees and Planting

Planning permission will only be granted if the proposal provides evidence that it has been subject to consideration of the impact of the development on any existing trees and woodland found on-site, and off-site if there are any trees on adjacent land near the site. In these circumstances a British Standard 5837 Tree Survey and, if applicable, an Arboricultural Method Statement will be required.

Where the proposal will result in the loss or deterioration of a Veteran or Ancient tree permission will be refused, unless and on an exceptional basis the need for, and benefits of, the development in that location clearly outweigh the loss.

Where the proposal will result in the loss or deterioration of a tree protected by a Tree Preservation Order or a tree within a Conservation Area, then permission will be refused unless:

a) there is no net loss of amenity value which arises as a result of the development; or
b) the need for, and benefits of, the development in that location clearly outweigh the loss.

Where a proposal may result in the loss of any other tree or woodland not covered by the above and which make a positive contribution to the landscape or biodiversity value of the area, the Council will expect the proposal to retain these features in its design layout as an integral part of a high quality scheme for the site. Where a loss of trees or woodland is unavoidable the following strategy should be used:

Mitigating for loss of Trees and Woodland

Where it is acceptable for higher value tree(s) (category A or B trees as specified in BS5837)) and/or woodland to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should:

a) take all opportunities to meet the five Tree Planting Principles (see supporting text); and
b) unless demonstrably impractical or inappropriate, provide the following specific quantity of compensatory trees:

Trunk diameter(mm) at 1.5m above ground of tree lost to development	Number of replacement trees required, per tree lost*
75 - 200	1
201 - 400	4
401 - 600	6
601 - 800	9
801 - 1000	10
1000+	11

* replacement based on selected standards 10/12 cm girth at 1.0m

New Trees and Planting

Where appropriate and practical, opportunities for new tree planting should be explored as part of all development proposals (in addition to, if applicable, any necessary compensatory tree provision). Where new trees are proposed, they should be provided on the basis of the five Tree Planting Principles. Proposals which fail to provide practical opportunities for new tree planting will be refused.

Planting schemes for public spaces and roadsides should include only native species that occur naturally in the locality, unless arboricultural considerations mean native species are not appropriate.

Management and Maintenance

In instances where new trees and/or woodlands are proposed, it may be necessary for the Council to require appropriate developer contributions to ensure provision is made for appropriate management and maintenance of the new trees and/or woodland.

Landscape

20.47. Fenland is a predominantly rural landscape interspersed by the market towns and smaller settlements with a unique environmental character, with its flat, open landscapes and big skies. There are no National Parks or Areas of Outstanding Natural Beauty within the district, but that does not mean that the character and beauty of the countryside is not valued in its own right.

20.48. Key views within the landscape, as well as in to and out of settlements, are valued by the local community, contribute to the distinctive local identity of a place and assist in way finding.

20.49. As discussed in Policy LP23 (Historic Environment) the district falls within National Landscape Character Area 46 - The Fens. The Fenland countryside is characterised by the following five distinctive Landscape Character Areas and Table 8 below provides a summary of the key characteristics.

Table 8: Landscape Character Areas

The Fens	• This area is located in the central area forms the majority of the district. • Largely unsettled, arable landscape with isolated villages and scattered individual properties • Characterised by large scale, flat and open landscape with extensive views and large skies. • With very few hedgerows in the landscape and long straight roads elevated above the surrounding fields.
Wisbech Settled Fen	• This area is located in the north east of Fenland District. • A relatively flat landscape that is heavily settled compared to the surrounding peaty Fens. • Settlement pattern includes a number of nucleated villages with 20th century ribbon development along the local roads. • Fruit orchards and other plant nurseries form a sub area west of Wisbech. • Linear waterways, river and ditches
March Clay Island	• This area is located towards the centre of Fenland District. • With Open panoramic views across Fens. • This areas is slightly elevated clay island set within the surrounding peaty Fens. • Hedgerows and poplar belts present, particularly along the sides of roads
Chatteris Clay	• This area is located to the south of District.

Island	• Slightly elevated clay island set within the surrounding peaty Fens. • Highly visible settlement edge with several dominant storage and agricultural packing plants. • Field units smaller than in surrounding Fens and more organic in shape, with remnant hedgerows. • Road levels less pronounced than in surrounding Fens
Whittlesey Island	• This area is located to the north west of Fenland District • Slightly elevated clay island within the surrounding Fens • Highly visible settlement edge, particularly to the north and east of Whittlesey • Degraded landscape in association with Hanson brickworks west of Whittlesey

20.50. Policy LP28 states that proposals must demonstrate to a degree proportionate to the proposal that their location, scale, form and design will create positive, complementary relationships with existing development. Policy LP7 (Design) includes requirements relating to landscape and boundary treatments.

20.51. The Council is committed to ensuring that development protects, and wherever possible enhances, the intrinsic value of our landscape whilst enabling growth for Fenland communities and economies to thrive.

Policy LP28: Landscape

New developments in and adjoining the countryside (where development is the open countryside is acceptable in principle under other policies in this plan) should be located and designed in a way that is sensitive to its landscape setting, retaining, enhancing or restoring the distinctive qualities of the landscape character area in which it would be situated.

Development proposals must demonstrate to a degree proportionate to the proposal that their location, scale, form and design will create positive, complementary relationships with existing development and will protect and where possible enhance:

a) The pattern of distinctive historic and traditional landscape features, such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls;
b) The settlement edge, space between settlements, and their wider landscape setting;
c) Key views into and out of settlements and of distinctive buildings and features;
d) The tranquil nature and nocturnal character of rural areas, free from light pollution.

Green Infrastructure

20.52. ‘Green Infrastructure’ is the strategic network of multi-functional, linked green spaces, both existing and new, urban and rural, which delivers a range of benefits for people and wildlife. The network is formed by individual green infrastructure components at different scales, from street trees, green roofs, and sustainable drainage, to allotments, parks and nature conservation sites.

20.53. ‘Blue Infrastructure’ includes such things as streams, ponds, drains, rivers and other water bodies and for ease of reference should be taken to be part of Green Infrastructure.

20.54. These assets may be physically or visually connected to one another by linear features, such as hedgerows, public rights of way, cycle routes, rivers and other watercourses to form a green infrastructure network.

20.55. The strategic green infrastructure network in Fenland provides a number of benefits, including:

- Enhancing landscape, character and built heritage;
- Enhancing biodiversity;
- Supporting healthy ecosystems;
- Providing climate change solutions (mitigation and adaptation);
- Supporting well-being, healthy lifestyles and thriving communities;
- Contributing to long term wealth;
- Providing active access to the outdoors.

20.56. Individual elements of the green infrastructure network can serve a useful purpose at a range of scales without being connected. However, when green infrastructure components are linked together to form green networks, further combined benefits can be achieved at a strategic level. These direct and indirect benefits of green infrastructure have been termed 'ecosystem services' and are derived from physical natural assets known as 'natural capital'. Development can impact on the extent and ability of natural capital to provide ecosystem services. To ensure that these benefits are delivered, green infrastructure must be protected, well planned and managed.

20.57. Where large scale developments are to be created to accommodate the growth of Fenland settlements, it is important that multi-functional green infrastructure is included as an integral element of their design and layout which maximises the delivery of ecosystem services. It is also important that such proposals look beyond the site boundary for opportunities to connect to the wider green infrastructure network in the immediate locality and beyond.

20.58. The Council expects all development proposals to make a contribution to providing, enhancing and/or managing green infrastructure proportionate to the scale of the development proposed. In developing proposals, the green infrastructure network for Fenland should be viewed and considered alongside other relevant policies in this Local Plan to identify opportunities for protecting, enhancing and connecting green infrastructure assets as part of new development. Proposals should also consider Natural England's Green Infrastructure Framework - Principles and Standards for England[69] which sets out 15 principles for GI

Policy LP29: Green Infrastructure

Working in partnership with conservation and environmental organisations, local communities, landowners, developers and statutory agencies, the Council will seek to maintain and improve the existing green infrastructure network in Fenland. This will be achieved by enhancing, creating and managing multi-functional green infrastructure, within, around, and between settlements, that are well connected to each other and the wider countryside.

The Council will take into account any appropriate local evidence to guide applicants on what new green infrastructure will be required and how it should be delivered.

All development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme's design from the outset. Where new green infrastructure is proposed, the design should maximise the delivery of ecosystem services and support healthy and active lifestyles, including, for example, by joining to existing areas of green infrastructure.

Strategic and major development proposals should incorporate opportunities for green infrastructure provision within the site to reverse the decline in biodiversity and restore ecological networks at a landscape scale, reverse habitat fragmentation and increase connectivity of habitats, and preserve, restore

[69] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx

and create priority and other habitats within and adjacent to new developments.

Proposals will be expected to provide clear arrangements for the long-term maintenance and management and/or enhancement of green infrastructure assets. Where appropriate, the Council may utilise planning conditions, planning obligations or unilateral undertakings to deliver green infrastructure projects.

Development must protect the existing linear features of the green infrastructure network that provide connectivity between green infrastructure assets, including public rights of way, bridleways, cycleways and waterways, and take opportunities to improve such features including for example by providing 'stepping stones' for nature.

Development proposals that cause loss or harm to the green infrastructure network will not be permitted, unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on the green infrastructure network are unavoidable, development will only be permitted if suitable mitigation measures for the network are provided.

Local Green Spaces and Existing Open Space

Local Green Space (LGS)

20.59. Local Green Space (LGS) is a national designation, as defined in the NPPF, which aims to protect green areas or spaces that are demonstrably special to a local community and hold a particular significance. LGS designation can be used where the green space is:

- In reasonably close proximity to the community it serves; and
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including playing fields), tranquillity or richness of its wildlife; and
- Local in character and not an extensive tract of land.

20.60. Planning permission will only be granted for development proposals in a designated LGS in very special circumstances. These circumstances are set out in the NPPF and align with Green Belt status.

20.61. Designated LGS sites are shown on the Policies Map and justification for their inclusion are outlined in the supporting LGS Evidence Report.

Existing Open Space

20.62. Overall accessible public open space provision in the district is low when compared with the national average but there are many existing open spaces across Fenland that are valued locally and contribute to the quality of life of communities living in the area. Examples include local parks, play areas and amenity space.

20.63. These open spaces make a positive contribution to the individual character of a settlement and may also provide a visual or amenity function. Open undeveloped spaces within a settlement can be as important as the buildings in giving a settlement its unique character and form. Some open spaces, especially towards the edge of a settlement, are important in preserving the setting and character of a settlement. Other open spaces provide breaks in the street scene and may allow views of the surrounding countryside to be enjoyed from within the settlement.

20.64. Although not identified on the Policies Map, these open spaces perform an important role in terms of visual amenity, sport, community use, recreation and play, and contribute to the green infrastructure network.

20.65. A broad range of open spaces exist, and typologies have been established through the Council's Open Space Study June 2022. The NPPF[70] clearly states that open space should not be built on unless strict

[70] paragraph 99

tests are met. The Council will protect all of these open spaces from development unless the particular circumstances set out in the policy apply.

Policy LP30: Local Green Spaces and Other Existing Open Spaces

Part A: Local Green Space

An area identified as a Local Green Space on the Policies Map or within an adopted Neighbourhood Plan will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances.

Part B: Other Existing Open Space

Existing non-designated open spaces will, in principle, be protected from development. New development that will result in the loss of existing open space will not be supported, unless the criteria in the NPPF are met.

In addition, if the requirements of the NPPF can be satisfied, the proposal must also demonstrate that:

a) The open space does not make a contribution to the green infrastructure network or connectivity of habitats, and the development would not result in landscape or habitat fragmentation or incremental loss; and

b) The proposed development can be accommodated on the open space without causing significant detrimental impact on the character and appearance of the area, ecology or any heritage assets.

Open Space and Recreational Facilities

20.66. Provision of good quality and publicly accessible open space is a key determinant of health and well-being and can contribute to long term wealth. As well as offering important opportunities for recreation, sport and play, it can deliver a range of multi-functional green infrastructure benefits including wildlife habitat, flood alleviation and reduced air pollution.

20.67. The Council recognises the wide range of benefits that well planned, designed and maintained open space and green infrastructure can bring, and aims for high quality provision to keep pace with the forecasted growth of the area. The Council also recognises that initiatives outside of the planning system will be required to bring its publicly accessible open space provision in line with the national average.

20.68. Most settlements in Fenland have an area of open space for public use and recreation. However, despite being a predominantly rural area the amount of accessible and useable open space available per head of population is below the national standard as highlighted in the Council's Open Space Study 2022.

20.69. As the population of Fenland continues to grow, new residential development will create additional demand and pressure on existing open spaces, and potentially recreational pressure on designated nature conservation sites. Therefore, given their importance of providing benefits for the overall quality of life in the district, new development will be expected to include a level of new open space, sports and recreation provision to meet the development's needs and where applicable mitigate against any recreational pressure on designated nature sites.

20.70. The Council will apply the open space standards set out in Appendix 5 to secure adequate provision of open space with the capacity to meet the additional demand arising from new residential development. The standards have been informed by the Council's Open Space Study (2022), Leisure and Indoor Sports Facilities Study (2017), Playing Pitch Strategy (2017) and the Fenland

Local Football Facility Plan (2019). These provide the basis for assessing the notional open space requirements of any proposed residential development.

20.71. The Council will apply the standards to residential proposals of 20 dwellings or more. The standards have been developed taking into account findings relating to viability in the Council's Local Plan CIL & Viability Report (2019).The open space requirements for a specific development proposal will be based on the application of the standards, taking into account the current average household size for Fenland, the type and size of dwellings proposed in the development and any particular needs identified in a neighbourhood plan for the area in which the development would take place. It will also take account of any potential recreational pressure on designated nature conservation sites.

20.72. The Open Space Study 2022 identifies those areas in the district deficient in different types of open space in terms of quantity, quality and accessibility. These areas will be used by the Council as a starting point for identifying where on-site open space provision should be prioritised. Where on-site provision cannot be achieved, the Council will seek improvements to existing open space elsewhere within the area of deficiency, so long as it serves the development in question.

20.73. The standards for the different types of open space will not necessarily be applied in a cumulative way, as one type of open space may be capable of performing more than one function. For example, a developer may be able to meet the neighbourhood park and children's play standards by incorporating a children's play area within a neighbourhood park.

20.74. The Council will normally encourage the creation of a consolidated open space structure for major new housing developments with open space provided on-site and accessible to all residents. The Council will expect new open space to complement and join with existing areas of open space wherever possible to contribute to enhancing the green infrastructure network and may seek variations in the composition of the open space in order to secure the best outcome for the development and the surrounding area.

20.75. In assessing whether any open space that is provided in accordance with the policy will be acceptable, the Council will take into account the need to ensure that the open space is easy to use by people of all ages, has considered the particular barriers that can be experienced by people with physical and sensory disabilities, and whether it is safe and secure for everyone.

20.76. The Council will normally be prepared to adopt and maintain the new open space provided that its size, location and site characteristics are acceptable, it has been fully laid out in accordance with the Council's requirements and is in a good condition. For adoption purposes, developers will be required to enter into an agreement with the Council which will include payment of a commuted sum to cover the costs of future maintenance of the open space.

20.77. The following policy is also a vital component of ensuring that there is no significant adverse effect on the integrity of international, national and locally designated nature sites as a result of additional recreational pressure, and therefore complements Policy LP24 Natural Environment.

20.78. There are four leisure centres in Fenland in each of the market towns which are currently run by Freedom Leisure, a not for profit leisure trust, as well as a variety of local sports and leisure clubs and pitches. Provision of facilities varies and future capacity required to cater for existing population and new growth is highlighted in the Council's Leisure and Indoor Sports Facilities Study (2017), Playing Pitch Strategy (2017) and the Fenland Local Football Facility Plan (2019). Requirements to contribute to this type of facility will be in addition to any open space requirements and, subject to legislation and viability, provided through a S106 obligation or unilateral undertaking.

Policy LP31: Open Space and Recreational Facilities

The Council will seek to:

- Reduce deficiency in publicly accessible open space, sports and leisure facilities.

- Ensure new development provides an appropriate amount of open space, sports and leisure facilities to meet need; and
- Improve the quality of, and access to, existing open spaces, sports and leisure facilities.

Part A: New Open Space

In all new residential developments of 20 dwellings or more, development proposals will be required to provide new or enhanced publicly accessible open space to meet the needs of their occupiers in accordance with this policy and the standards set out in Appendix X.

a) On-site Provision

The preference is for on-site provision in a suitable location where this is practicable and would be the most effective way of meeting the needs generated by the development.

The precise type of on-site provision that is required will depend on the nature and location of the proposal and the quantity and type of open space needed in the local area. This should ideally be the subject of discussion and negotiation with the Council at the pre-application stage.

New open space provision created on-site as part of the development should:

a) be of an appropriate size and quality in accordance with the standards in Appendix X;
b) be designed to be safe and accessible to all potential users;
c) be designed to maximise green infrastructure benefits and functions, and in particular, take opportunities to also link into the wider green infrastructure network and where possible deliver a biodiversity net gain (Policy LP 25)
d) consider the context of any existing provision and maximise any opportunities for improvement within the wider area where these are relevant to the development of the site; have a clear funding strategy and appropriate mechanisms secured which will ensure the future satisfactory maintenance and management of the site.

b) Off-Site Provision

In certain circumstances, it may be acceptable for a developer to make a financial or in-kind contribution towards open space provision off-site. Such proposals, which should ideally be agreed at pre-application stage, will only be considered if:

e) the provision of open space on-site is not feasible or suitable due to the nature of the proposed development, by virtue of its size and/or other site specific constraints; and/or
f) the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site.

Part B: Playing Pitches

To secure the level of playing pitch provision and associated changing rooms required to meet the scale of additional demand generated from development, contributions will be based on calculations using the Sport England Playing Pitch Calculator. The most up-to-date published cost at the point of an application's determination will be used.

Part C: Indoor Sports and Recreation Facilities

All residential development above 20 or more dwellings will contribute to the provision of 'off site' strategic indoor sports and recreation facilities by way of a S106 obligation or unilateral undertaking. For sites of 20 or more dwellings, a S106 planning obligation will be sought to secure on-site or off-site delivery. The precise contribution/obligation will be negotiated on a case by case basis.

Part D: Designated Nature Sites – Mitigation of Recreational Impacts of Development

Where a new development has the potential to have significant adverse effect on the integrity of a designated international, national or local site for nature conservation as a result of additional recreational pressures on that designated site. The development may be required to provide open space of sufficient size, type and quality over and above the standard requirements set out in Appendix 5 in order to mitigate that pressure.

Mitigation may also involve providing or contributing towards a combination of the following measures:

g) Access and visitor management measures within the designated site;
h) Improvement of existing greenspaces and recreational routes;
i) Provision of alternative natural greenspaces and recreational routes;
j) Monitoring the impacts of new development on international designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures.

21. Flood and Water Management

Flood Risk

21.1. The topography of the district is flat and low lying with sizeable areas below sea level and falling within the fluvial and/or tidal flood risk zone. The predicted rise of sea levels and increase in river flows associated with climate change could therefore have a significant impact on Fenland.

21.2. The settlements of Wisbech, March, Whittlesey, Chatteris and many of the villages are however predominantly located on 'islands' of higher ground with much of the surrounding countryside and a number of villages falling within higher risk flood zones. As the drainage of developments on higher ground can impact on lower areas flood risk is an important issue that needs to be considered at a strategic level as well as locally.

21.3. Fenland has an extensive network of artificial drainage channels which is mostly pumped drained and is predominantly under the control and management of Internal Drainage Boards. It is therefore reliant on flood defence infrastructure to minimise flood risk to existing development and agricultural land. Due to the historical drainage of the area and land shrinkage, most of the district lies below embanked higher level drainage channels which represent a residual risk if these defences are breached or overtopped.

21.4. In addition, parts of the River Nene and River Great Ouse are located within the administrative area of Fenland. These main river systems also pose a potential flood risk and are explored at a strategic level in the Environment Agency's Catchment Flood Management Plans[71] (CFMPs).

21.5. The NPPF and associated technical guide requires the Council to review flood risk from all sources and through the sequential approach steer development towards areas of lowest risk at all stages of the planning process. Development is only permissible in areas at a higher risk of flooding in exceptional circumstances where it can be demonstrated that there are no reasonably available sites in areas of lower risk, that the development provides wider sustainability benefits that outweigh the risk of flooding, that it will not result in flooding elsewhere and where possible flood risk can be reduced overall. Such development should incorporate mitigation/management measures to minimise risk to life and property should flooding occur.

21.6. The suitability of any new land for development in this Local Plan has been considered in accordance with the sequential approach detailed in the NPPF[72] and associated NPPG (Flood Risk and Costal

[71] https://www.gov.uk/government/collections/catchment-flood-management-plans
[72] NPPF paragraph 161

Change)[73] and the Council's Level 1 Strategic Flood Risk Assessments (2022) (SFRA). Windfall developments that subsequently come forward will also be subject to these and any successor documents. The most up-to-date and widely available evidence which has the support of the Environment Agency will be used to inform planning decisions.

21.7. Development proposals should incorporate Sustainable Drainage Systems (SuDS) into their schemes which should be considered at the outset of the design stage. The cumulative impact of fairly minor developments can increase flood risk in an area and there are a range of SuDS techniques that can be used for all developments. For larger developments within the district attenuation as opposed to infiltration may be more appropriate due to the largely impermeable nature of some of the superficial and underlying geology.

21.8. Cambridgeshire County Council is the Lead Local Flood Authority (LLFA) responsible for co-ordinating local flood risk issues. The LLFA has worked with the Environment Agency, Anglian Water, Internal Drainage Boards (IDBs), local community groups and the Council to prepare a Local Flood Risk Management Strategy including an action plan for managing flood risk.

21.9. The Cambridgeshire Flood and Water SPD (2016)[74] provides further guidance and advice to developers and decision-makers to help reduce flood risk and improve water quality through the location of development and through on-site drainage and management. This includes Sustainable Drainage Systems (SuDS) to allow the delivery of high quality surface water drainage whilst creating and enhance the public realm, streets and open spaces

Water Quality and Efficiency

21.10. Management of water is important not only from a flood risk point of view but because of the need to protect and improve Fenland 's water bodies with regards to water quality, quantity, water habitats and biodiversity under the requirements of the Water Framework Directive (WFD).

21.11. In terms of water usage, existing sources of evidence, including Anglian Water's Water Resource Management Plan (2019) and the Council's Water Cycle Study (WCS) 2022, highlights that the district falls within the driest and most environmentally sensitive region of the UK. Increasing demands from growth, along with reductions in abstraction to improve the quality of the water environment, could result in an imbalance between supply and demand. Minimising the demand for water in buildings is therefore crucial to protecting the water environment.

21.12. Where justified through evidence, the Council has the option to set, through the Local Plan, additional technical requirements exceeding the minimum 'Building Regulation' standards in respect of access, water usage and space standards of dwellings.

21.13. To reduce impact on the water environment, the following policy requires new development to achieve the nationally set optional technical housing standard for greater water efficiency. This standard is intended to reduce water consumption in new dwellings to a level equivalent to 110 litres per person per day (rather than the standard 125 litres). It is described in Building Regulation G2 and is to be secured by a planning condition for new (residential) developments. This will support Policy LP4 (Securing Fenland Future)

Policy LP32: Flood and Water Management

Part A: Flood Risk

Development proposals should adopt a sequential approach to flood risk management, taking into account the requirements of the NPPF and the further guidance and advice set out in the

[73] https://www.gov.uk/guidance/flood-risk-and-coastal-change
[74] https://www.fenland.gov.uk/article/15049/Cambridgeshire-Flood-and-Water-SPD

Cambridgeshire Flood and Water SPD.

Development located in areas known to be at risk from any form of flooding will only be permitted following:

a. the successful completion of a sequential test (if necessary as described in national guidance) and an exception test if required;
b. the submission of a site-specific flood risk assessment, setting out appropriate flood risk management and demonstrating no increased risk of flooding to the development site or to surrounding properties or elsewhere, and where possible should seek to reduce flood risk overall;
c. the incorporation of Sustainable Drainage Systems (SuDS) into the proposals; and
d. the consideration of any necessary ongoing maintenance, management of mitigation measures and adoption and that any relevant agreements are in place.

A site-specific Flood Risk Assessment appropriate to the scale and nature of the development and risks involved, taking into account future climate change, will be required for development proposals:

- in Flood Zones 2 and 3; and
- in Flood Zone 1 where there are critical drainage problems; and
- on sites of 1.0 hectare or greater in Flood Zone 1; and
- sites where development or change of use to a more vulnerable use may be subject to other sources of flooding; and
- sites of less than 1.0 hectare in Flood Zone 1 where they could be affected by sources of flooding other than from rivers and the sea.

SuDS will be required for all major developments, unless there is clear evidence that this would be inappropriate, irrespective of whether the site is subject to a risk of flooding or otherwise and should form a basis of the scheme's design. All development proposals should seek to minimise impervious hard landscaping and maximise porous surfaces.

Part B: Water Quality and Efficiency

Development proposals should also protect the water environment and must demonstrate that:

e. water is available to support the development;
f. the development contributes positively to the water environment and its ecology where possible and does not adversely affect surface and ground water;
g. adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
h. in areas served by combined sewers, surface and foul flows should be separated and no new combined sewers created. Connections to the existing combined sewer should only be made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives, such as (and in this priority order): into the ground (infiltration); to a surface water body; or to a surface water sewer, highway drain, or another drainage system (this applies to new developments and redevelopments). Where an existing combined or surface water sewer is utilised, there must be no detriment to existing users of such a sewer;
i. suitable access is safeguarded for the maintenance of water supply and drainage infrastructure.

To minimise impact on the water environment all new dwellings should achieve the Optional Technical Housing Standard of 110 litres per day for water efficiency as described by Building Regulation G2.

22. Environmental Pollution

Development on Land Affected by Contamination

22.1. Contamination of a site can arise from a wide variety of activities and sources, both from people and naturally. Contamination by previous land uses on or adjacent to a site as well as natural hazardous geological units and invasive/ harmful plants, can present a potential source of contamination to land and/ or pollution of groundwater.

22.2. Land affected by contamination can pose an unacceptable risk to human health, the natural environment, the built environment and economic activities, through its impacts on the users of the land and on neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in taking decisions on planning applications.

22.3. Where pollution issues are likely to arise, developers should hold pre-application discussions with the Council, the relevant pollution control authority and stakeholders with a legitimate interest. In these circumstances, the submission of a preliminary risk assessment is a requirement for validating relevant planning applications.

22.4. Preliminary assessments and any subsequent additional information should be carried out in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)', which is available at: https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

22.5. There is additional advice regarding land affected by contamination at https://www.gov.uk/contaminated-land and also the NPPG (Land affected by Contamination)[75].

22.6. If additional technical guidance is produced by the Government or any recognised independent body with the relevant expertise, the Council will take that into account in making decisions.

22.7. In cases where planning permission is granted for development of a site on which the presence of contamination is known or suspected, the responsibility for safe development and secure occupancy of the site rests with the developer and/or landowner.

22.8. The Council will determine planning applications on the basis of the information available to it but cannot be held liable if that information is subsequently proved to be inaccurate or inadequate.

Policy LP33: Development on Land affected by Contamination

All new development must take into account:

a. the potential environmental impacts on people, buildings, land, air and water arising from the development itself; and
b. any former use of the site, including, in particular, adverse effects arising from pollution.

Where development is proposed on a site which is known to have or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the Council as the first stage in assessing the risk.

Planning permission will only be granted for development if the Council is satisfied that the site is suitable for its new use, taking account of ground conditions, pollution arising from previous uses and

[75] https://www.gov.uk/guidance/land-affected-by-contamination

any proposals for land remediation. If it cannot be established that the site can be safely and viably developed with no significant impacts on future users or ground and surface waters, planning permission will be refused.

Air Quality

22.9. Fenland is in a region affected by particulate pollution from mainland Europe which can cause an adverse impact on background (ambient) air quality. There tends to be higher levels of nitrogen dioxide in the winter months and peaks of larger particulate matter in the spring, which can contribute to seasonal health impacts. Traffic-related pollution is a particular issue on main routes and trunk roads, especially in busy urban areas such as Wisbech. Small particulates from traffic and other sources such as manufacturing can also enter buildings contributing to poor indoor air quality.

22.10. The Council assesses air quality as required by the Air Quality Standards Regulations 2010. There are around 25 air quality monitoring sites in the district and four Air Quality Management Areas (AQMA). Three of the AQMAs are in Wisbech and one in Whittlesey. The main pollutants present are sodium dioxide, nitrogen dioxide and PM10 particles.

22.11. Air pollution can have a disproportionate effect on the elderly, weak and young and the AQMAs in Wisbech fall within some of the most deprived wards in the district. As a result the Council has developed an Air Quality Action Plan[76] to guide its future priorities.

22.12. Air quality will be a material consideration if a proposed development would be particularly sensitive to poor air quality in its vicinity. Where a transport statement/ assessment shows that it is likely that a significant proportion of road trips generated by a proposed development will go through an AQMA, an air quality assessment will be required. An air quality assessment will also be required where the annual mean level of nitrogen dioxide exceeds 35µg/m3 as adverse impacts could lead to a new AQMA being designated.

22.13. Where an air quality assessment shows that the effect on air quality as a result of the proposed development could be significant, the proposal will need to be supported by a low emissions strategy. Such a strategy should concentrate on identifying measures that will tackle the air quality issues identified in the assessment. Actions with permanent or long-lasting effects should be prioritised as well as actions identified in applicable air quality action plans. Maximising opportunities for walking and cycling in planning proposals will contribute to reducing vehicular pollution. The government's Clean Air Strategy[77] (January 2019) explains how it will tackle all sources of air pollution, thereby making air healthier to breathe, protecting nature and boosting the economy. Development proposals must seek to ensure that they accord with this Clean Air Strategy

Policy LP34: Air Quality

A proposal will need to be accompanied by an Air Quality Assessment where:

a. it is for large scale major development, defined in the 'Glossary';

[76] https://www.fenland.gov.uk/media/16752/Air-Quality-Action-Plan-2018-/pdf/Air_Quality_Action_Plan_-_2018.pdf?m=637209017923330000

[77] https://www.gov.uk/government/publications/clean-air-strategy-2019/clean-air-strategy-2019-executive-summary#chapter-3-protecting-the-environment

b. it would potentially conflict with an Air Quality Action Plan;

c. any part of the site is located within 50m of an Air Quality Management Area (AQMA);

d. a significant proportion of the traffic generated would go through an AQMA; or

e. any part of the site is located within 100m of a monitoring site where the annual mean level of nitrogen dioxide exceeds 35µg/m3.

The Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality, but should assess:

f. the existing state of air quality surrounding the site;

g. how the proposal could affect air quality during construction and operational phases;

h. the extent to which people could be exposed to poor air quality; and

i. how biodiversity could be affected by changes in air quality as a result of the proposal.

A proposal will need to be accompanied by a Low Emissions Strategy where the air quality assessment shows that the proposal would:

j. have a significant adverse effect on air quality;

k. have an adverse effect on the air quality factors that led to the affected AQMA being designated;

l. cause a significant increase in the number of people that would be exposed to poor air quality; or

m. lead to a designated nature conservation site or protected species that is sensitive to poor air quality being adversely affected by changes in air quality.

The Low Emissions Strategy should include measures that mitigate the impacts of the proposed development by contributing to the improvement of air quality and/ or the reduction of emissions relating to the designation of the affected AQMA, prioritising actions identified in relevant Air Quality Action Plans or equivalent documents. In other circumstances, where identified as necessary based on a transport assessment/ statement, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

Part D – Policies for Sites and Settlements

23. Introduction

23.1. This part makes site allocations to enable Fenland's towns and villages to grow. Collectively, the distribution of new development identified through site allocations reflects the spatial strategy in Part B

23.2. Within this section, settlements are grouped by Settlement Hierarchy tier (see policy LP1), unless there is no specific policy for that settlement i.e. no site allocations or other requirements. The Market Towns are arranged in order of size e.g. Wisbech is Fenland's largest settlement and is listed first, followed by March, the second largest settlement. Fenland's villages are arranged alphabetically within the relevant Settlement Hierarchy chapter.

23.3. Each settlement sub-section includes a policy which makes site allocations. Those site allocations are illustrated on the Policies Map (Part E). Each site allocations policy provides details of each site, including an estimate of the site's dwelling capacity and any additional requirements which development proposals are expected to satisfy.

23.4. The dwelling capacity cited in the site allocations policy is an estimate and should be treated as an approximate value. The precise capacity of each site will be a matter to be resolved through the planning application process. In practice, development proposals for site allocations may deliver greater or fewer dwellings than indicated in the policy.

23.5. Where there are sites and land safeguarded for employment, retail or other non-residential uses, those sites are allocated in a separate policy from site allocations which are solely or mainly for housing development.

23.6. For certain sites, a site-specific policy is included within the relevant settlement section. Such sites are more complex in their nature and require a bespoke policy to inform its development.

23.7. The site allocations policies for settlements identify policy requirements for the development of individual sites. These policy requirements are based on the Council's assessment of the site and relevant evidence. Applicants should also have regard to Fenland's Strategic Housing & Economic Land Availability Assessment (SHELAA) report which identifies constraints and characteristics of each site, when drawing up their development proposals. Each site allocation policy includes references to the corresponding SHELAA record.

23.8. Delivery of growth will require investment in infrastructure. Details of infrastructure required to meet needs arising from growth are set out in the Infrastructure Delivery Plan which accompanies this Local Plan, and will be secured through relevant strategic policies in this Local Plan.

23.9. In addition to the site allocations, there are many other opportunities for development to take place across Fenland (where proposals accord with relevant policies in this plan). Such development opportunities are described in Part B – Spatial Strategy.

Summary of Distribution of Growth

23.10. Policies LP2 and LP3 identify Fenland's development needs for housing and employment growth, and provide a spatial strategy to inform the distribution of growth.

Housing Growth

23.11. The following settlement chapters make site allocations. Collectively these site allocations, along with other opportunities for development, provide sufficient land to meet and exceed Fenland's housing needs.

23.12. During the preparation of this Local Plan, Fenland District Council held two 'Call for Sites' exercises, providing landowners and agents opportunity to put forward available land. The Council assessed these site submissions and has allocated land through this Local Plan, where sites are suitable for development and where such growth would accord with the spatial strategy.

23.13. Fenland District Council monitors the progress of sites with planning permission for housing development, and publishes this information in the Council's annual Five-Year Housing land Supply Report (FYLS Report)[78]. In addition to the 'new' site allocations allocated by this Local Plan, sites which have existing planning approval will provide a significant portion of the supply of new homes - particularly in the first five years of the plan period.

23.14. To provide clarity on the nature and scale of future development, and to secure the principle of development over the plan period, this Local Plan allocates sites which had extant planning permission[79] for the development of 5 or more homes at the 'base date' of Fenland's most recent FYLS Report. At the time of preparing this Draft Local Plan, the 'base date' of the FYLS report is 01 April 2021. Therefore, the location and net dwelling capacity of committed sites proposed allocation reflects the site's status at 01 April 2021..

23.15. In addition to 'large' housing development sites allocated by this Local Plan, there are other committed sites which had planning permission at the base date which will deliver new homes over the plan period. Such additional commitment includes sites with planning permission for fewer than five dwellings; and other sites deemed not suitable for allocation, such as sites with planning permission for the change of use or conversion of existing buildings to dwellings, and holiday accommodation.

23.16. Over the course of the plan period, further small sites of fewer than five dwellings are likely to be granted planning permission and developed. Such sites will be considered as 'windfall' development. An allowance for windfall development has been included in the housing trajectory (Table 10).

23.17. During the course of preparing this Local Plan, the Council will continue to monitor land-uses within the district and will publish updates to the FYLS Report on an annual basis. Prior to submitting the Draft Local Plan to the Planning Inspectorate for examination, the Council intends to update the Local Plan to ensure it is aligned with the latest available FYLS Report. The consequences of such updates are likely to include:

[78] Current report available at: https://fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply

[79] Or had a resolution by Fenland's Planning Committee to grant planning permission for the development of 5 or more homes.

- The omission of proposed site allocations for committed sites where, at the new base date, the site no longer is or no longer expected to deliver 5 or more dwellings. For example, where development of the site has completed or planning permission has lapsed.

- The inclusion of additional sites which have been granted planning permission since the previous base date. For example, at time of preparing this Draft Local Plan land-use monitoring data for the 2021/22 reporting year is not yet available. The Council is aware of a number of additional committed sites which were granted planning permission for major residential development in the 2021/22 reporting year, but which have not been included in Part D of this Local Plan since these sites had no planning status at the base date. The Council intends to allocate new committed sites prior to the submission stage. The Council has undertaken a review of planning permissions granted in the 2021/22 reporting year and has identified 12 sites which it intends to include as site allocations prior to plan submission. Details of these additional sites are provided at Appendix 7: Additional Committed Sites (2021/22).

- Total supply from 'Additional net commitment' (see Tables 9 & 10), from small sites with planning permission and other committed sites, will change as a result of new planning applications being granted, existing planning permissions lapsing, and construction of sites reaching completion.

23.18. Table 9 provides a summary of dwelling supply for each settlement by site type. The settlements listed are those listed in the Settlement Hierarchy (LP1) with existing commitment or new allocations for housing. Where a site is entirely remote from any settlement, this supply is indicated as 'open countryside' in Table 9. For example, such sites could include barn conversions or construction of agricultural workers dwellings at existing farms in the rural area.

23.19. Column 'a' provides an estimated dwelling supply by settlement from site allocations which, in the absence of the Local Plan, would have no planning status.

23.20. Column 'b' indicates dwelling supply from site allocations with extant planning permission at the base date for this Local Plan (01 April 2021).

23.21. Column 'c' includes additional net commitment from sites which are not allocated, such as small sites with extant planning permission.

23.22. For details of site allocations for a specific settlement, refer to the site allocations policy contained in the relevant settlement chapter.

Table 9: Summary of Distribution of Housing Growth

Settlement	Dwellings (units)			
	a) Site Allocations	*b) Committed Large Sites*	*c) Additional net commitment*	***d) Total***
Benwick	0	0	7	**7**
Benwick, Open countryside	0	0	5	**5**
Chatteris	321	1,377	39	**1,737**
Chatteris, Open countryside	0	0	9	**9**
Christchurch	33	25	6	**64**
Christchurch, Open countryside	0	0	2	**2**
Church End	0	0	2	**2**
Coates	349	80	1	**430**
Coldham	11	0	0	**11**
Collet's Bridge	10	0	0	**10**
Doddington	321	13	21	**355**
Doddington, Open countryside	0	0	6	**6**
Eastrea	0	6	6	**12**
Elm	215	55	17	**287**
Elm, Open countryside	0	0	10	**10**
Friday Bridge	230	0	8	**238**
Gorefield	30	19	4	**53**
Gorefield, Open countryside	0	0	2	**2**
Guyhirn	35	0	24	**59**
Leverington	196	0	6	**202**
Leverington, Open countryside	0	0	2	**2**
Manea	115	79	26	**220**
Manea, Open countryside	0	0	8	**8**
March	2,182	470	94	**2,746**
March, Open countryside	0	0	10	**10**
Murrow	7	0	5	**12**
Newton	6	0	0	**6**
Newton, Open countryside	0	0	3	**3**
Parson Drove	38	5	5	**48**
Parson Drove, Open countryside	0	0	2	**2**
Pondersbridge	0	0	2	**2**
Ring's End	8	0	1	**9**
Tholomas Drove	10	0	3	**13**
Turves	0	0	8	**8**
Tydd St Giles	7	0	2	**9**
Tydd St Giles, Open countryside	0	0	35	**35**
Whittlesey	167	708	11	**886**
Whittlesey, Open	0	0	14	**14**

Settlement	Dwellings (units)			
	a) Site Allocations	*b) Committed Large Sites*	*c) Additional net commitment*	***d) Total***
countryside				
Wimblington	143	67	13	**223**
Wimblington, Open countryside	0	0	3	**3**
Wisbech	514	686	87	**1,287**
Wisbech St Mary	150	87	11	**248**
Wisbech St Mary, Open countryside	0	0	24	**24**
Wisbech, Open countryside	0	0	9	**9**
Total	**5,098**	**3,677**	**553**	**9,328**

Housing Trajectory

23.23. The housing trajectory (Table 10) sets out the rate at which new dwellings are expected to be delivered over the course of the plan period. The housing trajectory indicates the number of dwellings to be delivered in each year of the plan period by site type.

23.24. Supply from new site allocations is indicated at row 'a' of the housing trajectory. The delivery rate of individual sites has been based on information supplied by the site promoter.

23.25. The delivery rates of sites with extant planning permission, including site allocations with planning approval (i.e. Committed Large Sites (row 'b') and *additional net commitment* (row 'c'), reflect the sites trajectory contained in the 'Fenland Five Year Housing Land Supply Report 2021*'.*

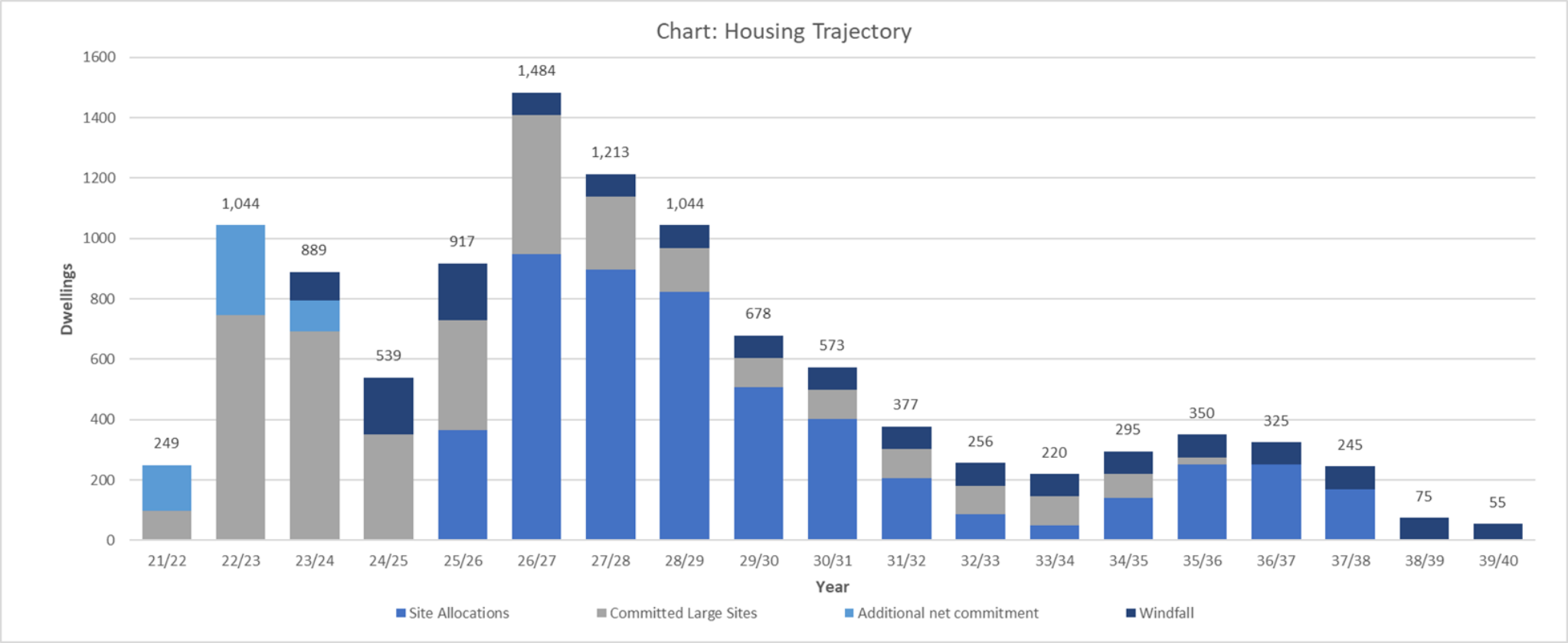
23.26. The housing trajectory also includes an allowance for windfall development. 'Windfall' includes development on non-allocated sites, such as infill development within settlement boundaries, and the conversion and change of use of existing buildings. The justification for the windfall allowance is set out in the 'Fenland Five Year Housing Land Supply Report 2021' and is informed by past delivery of windfall development*.*

Table 10: Housing Trajectory

Year	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total
a) Site Allocations	0	0	0	0	365	948	898	823	508	403	207	86	50	140	250	250	170	0	0	**5,098**
b) Committed Large Sites	97	747	691	351	364	461	240	146	95	95	95	95	95	80	25	0	0	0	0	**3,677**
c) Additional net commitment	152	297	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**553**
d) Windfall	0	0	94	188	188	75	75	75	75	75	75	75	75	75	75	75	75	75	55	**1,500**
e) Total	**249**	**1,044**	**889**	**539**	**917**	**1,484**	**1,213**	**1,044**	**678**	**573**	**377**	**256**	**220**	**295**	**350**	**325**	**245**	**75**	**55**	**10,828**

23.27. The chart provides a graphical illustration of the housing trajectory.

Figure 3 Housing Trajectory Chart



Employment Growth

23.28. The settlement chapters include site allocations policies for employment development in use classes B2, B8 and E(g). This Local Plan allocates a supply of available land which exceeds the district's employment land requirement identified by policy LP3, and is distributed in accordance with the policy's spatial strategy.

23.29. Site allocations for employment development include site allocations from assessed site submissions (i.e. sites which in the absence of the Local Plan have no planning status), and sites with planning approval for employment development exceeding 0.15ha.

Table 11: Summary of Distribution of Employment Growth

Settlement	Available employment land (Hectares)		
	Site Allocations	Committed Large Sites	**Total**
Chatteris	40.96	10.63	51.59
Coates	4.78	0	4.78
March	50.72	3.19	53.91
March, Open countryside	0	2.28	2.28
Newton-in-the-Isle, Open countryside	0	0.35	0.35
Whittlesey	0	9.71	9.71
Whittlesey, Open countryside	8.59	4.46	13.05
Wisbech	75	14.72	89.72
Total	**180.05**	**16.45**	**225.39**

23.30. This Local Plan also creates opportunity for a further 100ha of employment land at broad locations for employment growth at Chatteris.

24. Market Towns

24.1. Fenland's four market town have a significant influence on the area's character and how it functions. The market towns provide Fenland's main population centres, and are the main locations for employment, education, retail, leisure and other community facilities and services. Each town therefore serves not only its own residents, but also residents across Fenland's villages and countryside. Housing, jobs, retail and services are therefore not concentrated in a single centre (as in some Cambridgeshire authorities) but are distributed across the four market towns.

24.2. The spatial strategy (Part B) directs the majority of new development to the market towns. Likewise, most investment in infrastructure will take place in the market towns and will form the focus of corporate objectives for regeneration and renewal.

Wisbech

24.3. Wisbech is the largest settlement in Fenland with a population of approximately 23,700 (mid 2018). A historic inland port located on the River Nene, Wisbech has long played an important role as a trading centre serving a wide rural catchment. Today it remains an important destination for comparison retail and services for the surrounding rural communities.

24.4. Key sources of employment include food processing industries, as well as manufacturing, logistics and storage. The town offers significant opportunities for employment development, particularly to the south.

24.5. The town centre boasts an exceptional built heritage and a historic waterfront, although it has suffered from decline. Wisbech is the town with the greatest need for regeneration and where the benefits of growth could be most keenly felt. It is therefore vital that this Local Plan facilitates opportunities for regeneration within the town.

24.6. Fenland District Council is developing a masterplan for the regeneration of Wisbech town centre, in parallel to preparation of this Local Plan. This builds on the *Growing Fenland - Wisbech: Market Town Masterplan* prepared in partnership with the Cambridgeshire & Peterborough Combined Authority.

24.7. As Fenland's largest settlement, and a key centre for employment, education, retail and other facilities, this Local Plan identifies opportunities for major and strategic growth at Wisbech. To support this growth, additional investment in infrastructure will be required – notably through improvements to the transport network.

24.8. Such investment is expected be provided by the development industry, and by service providers and public bodies including Cambridgeshire County Council and the Cambridgeshire & Peterborough Combined Authority.

24.9. A number of projects to improve Wisbech's transport infrastructure have been proposed (such as the Wisbech Access Strategy). Notably, during the plan period Wisbech will potentially see the re-establishment of a rail service and provision of a new rail station. This will positively enhance the town through increasing travel choices, and significantly improving connectivity to important centres of employment and education, such as Cambridge.

Regeneration of Wisbech

24.10. Whilst Wisbech is by some margin the largest of the Fenland market towns and is the main centre for employment, it faces a unique set of challenges, including notable constraints to development such as low land values and flood risk.

24.11. Wisbech has high employment, but work tends to be in lower-skilled occupations with generally lower wages. Poor transport connectivity constrains access to higher-paid employment. Commuting to Peterborough (Wisbech's nearest city) is limited and there is virtually no commuting to Cambridge.

24.12. Wisbech High Street has seen conversions from shops to restaurants, cafés, pubs and bars over the last fifteen years. This increase in cafés, restaurants and pubs has not yet translated into a busy evening economy for the town, which generally feels quiet after 7pm.

24.13. Health outcomes are generally worse in Wisbech than England averages, with higher instances of diseases associated with lifestyle.

24.14. Fenland District Council is currently preparing a masterplan for the regeneration of central Wisbech, which will support delivery of the following objectives.

- Identifying key opportunity sites for redevelopment across the town
- Public realm improvements and improved connectivity and legibility
- Maximising the value and benefits of the town's heritage assets such as Wisbech Castle
- Bringing vacant sites and buildings back into use
- The development of creative and flexible work space
- New multifunctional community space to cater for the needs of local residents

24.15. Policy LP35 enables the implementation of development which contributes to the regeneration of Wisbech.

Policy LP35: Regeneration of Wisbech

Wisbech is set for widespread improvements, growth and regeneration as set out in the emerging *Wisbech Masterplan*. This will include the renewal and redevelopment of opportunity areas.

Site allocation: *Nene Waterfront, Chase Street*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP35.01	40338	178	1.58

Development proposals should:

- Provide an active frontage to the river;
- Deliver high density mixed use development reflecting the town centre location;
- Demonstrate that development is compatible with the Transport Safeguarding Area designation and operation of Wisbech Port;
- Be accompanied by an assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment

Housing development

24.16. New housing development in Wisbech will be located within the settlement boundary, at opportunity areas and at site allocations. Policy LP36 designates site allocations for new residential development in Wisbech.

Policy LP36: Residential Site Allocations for Wisbech

The following sites are allocated for housing development:

Site allocation: *Land off Halfpenny Lane Land between New Drove and the A47, East of Halfpenny Lane, West of Elm Low Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP36.01	40371	316	14.75

Development proposals should include:

- A Transport Assessment and provide a suitable access and provision of footway/cycleways to create links to Elm Low Road and Halfpenny Lane;
- Appropriate mitigation of potential land contamination;
- Noise mitigation measure along the southern and western boundaries of the site as appropriate; and
- Appropriate landscaping and boundary treatment to reduce impacts on the countryside landscape and create separation from adjacent employment land.

Site allocation: *Land at Meadowgate*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP36.02	40158	10	1.23

The site was granted outline planning permission after the base date (application ref: F/YR20/0054/O, decision issued 17 November 2021). It is expected that the site will be developed in accordance with the planning permission.

Site allocation: *Site at 5 North Street*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP36.03	40337	10	0.11

The site is located within Wisbech's town centre, providing a suitable location for high-density development. The scheme should deliver positive regeneration and enhancement of the street-scene, and should be designed in a manner which is sensitive to the site's location within the Conservation Area and proximity to several listed buildings and River Nene.

Development proposals should provide:

- An assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment;
- A suitable access and footway and cycleway connectivity; and
- Appropriate mitigation of potential land contamination.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP36.04	40017	11	Land at 35 North End

LP36.05	40022	10	Aware House Learning Development Aids Ltd Duke Street
LP36.06	40025	149	Land East Of 46 Old Lynn Road
LP36.07	40056	137	The College of West Anglia Elm High Road
LP36.08	40067	220	Land East Of 88 Sutton Road
LP36.09	40163	77 ***	Chrysanthemum House Land to south of Barton Road and north of Magazine Lane
LP36.10	40366	21	Former Pike Textiles Land at North End
LP36.11	40503	9	Land north East of 53 The Chase
LP36.12	40506	15	11-12 High Street
LP36.13	40509	9	Wisbech Vehicle Exchange Old Lynn Road
LP36.14	40513	19	Site of Old British Gas Depot Chase Street
LP36.15	40530	9	134A Ramnoth Road Wisbech Cambridgeshire PE13 2SW

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

**** Dwelling equivalent of 100-bed care home*

Employment Development

24.17. Economic growth is fundamental to Wisbech's regeneration. Policy LP37 makes site allocations for new employment development in Wisbech, and will contribute to achieving Fenland's jobs growth requirement.

Policy LP37: Site allocations for non-residential development in Wisbech

The following sites are allocated for non-residential development:

Employment allocation: *South Wisbech*

Site Allocation	SHELAA	Area (Ha)
LP37.01	40002	66.88

The site provides an extensive area suitable for employment development. There is some existing employment development at the east of site. It is estimated that approximately 60 hectares of land is available, which is expected to be developed incrementally over the course of the plan period.

Development proposals should:

- Provide a mix of employment uses, including uses within classes B and E(g));
- Be designed in a coherent and coordinated manner which does not prejudice development of the wider site;
- Support the delivery of improvements to the transport network;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 Assessment;
- Provide appropriate mitigation of contaminated land;
- Due to the site's location within a HSE Consultation Zone, demonstrate that the proposal is compatible with *Health and Safety Executive* advice; and
- Minimise the loss of high-quality habitats and adverse impacts on protected species, providing mitigation and biodiversity net gain in accordance with policy LP23; and
- Provide appropriate landscaping and planting to reduce visual impacts on the landscape, particularly at the southern boundary with the A47.

Employment allocation: *Nene Waterfront*

Site Allocation	SHELAA	Area (Ha)
LP37.02	40004	30.04

The site is an existing area of employment development at Nene Waterfront and Port area which is suitable for regeneration, renewal and intensification. It is estimated that 15 ha of land is available for development over the plan period. Development proposals should provide:

- A mix of employment uses, including uses within classes B and E(g));
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2;
- Appropriate mitigation of contaminated land;
- A site layout and design which encourages pedestrian and cycle connectivity, which creates connections to public rights of way within the site boundary;
- Mitigation and biodiversity net gain in accordance with policy LP23, and avoid adverse impacts on the River Nene County Wildlife Site and protected species; and
- An assessment of the proposals' effects on the significance of heritage assets within and in proximity of the site.

Extant sites for major employment development

The following sites had extant planning permission at time of preparing this Local Plan. These sites are allocated for the purpose of providing clarity on the nature and scale of development and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Area (Ha)	Site name	Permitted use
LP37.03	40398	0.23	Plot 4 Land South West of 47 Algores Way	B2 General industrial

LP37.04	40402	1.74	Land South of Foster Business Park, 79, Boleness Road	Other
LP37.05	40415	0.56	H L Hutchinson Ltd, Weasenham Lane	B1a Office
LP37.06	40534	7.48	Land South East of Burrall Plas Tec Limited Cromwell Road Wisbech Cambridgeshire	B8 Storage & distribution
LP37.07	40536	1.99	Land North East Of 25 Cromwell Road Wisbech Cambridgeshire	Other
LP37.08	40537	1.95	Storage Building at Dagless Limited Land North of Brigstock Road Wisbech Cambridgeshire	B2 General industrial
LP37.09	40538	0.77	11 Europa Way Wisbech Cambridgeshire PE13 2TZ	B2 General industrial

March

24.18. March is Fenland's second largest town by population (22,220 persons at mid 2018), and is an attractive and popular place in which to live. The spatial strategy (Part B) directs the greatest amount of housing to growth.

24.19. March is an important location for employment, such as at the number of food production businesses, and is an important centre for public administration with the District Council and HMP Whitemoor located in the town. March's rail station provides access to the rail network.

24.20. March's town centre offers shops and access to a range of services and facilities. The town's central shopping parade boasts some beautiful, historic architecture, the iconic war memorial and some popular, long-standing stores. However, the retail offer as a whole is not as strong as it could be.

24.21. Whilst March is an important centre for education and employment, it limited educational and employment opportunities, resulting in young people leaving the town to achieve their ambitions.

24.22. The *Growing Fenland - March: Market Town Masterplan*, prepared in partnership with the Cambridgeshire & Peterborough Combined Authority, identifies initiatives to:

- Improve the town centre;
- Development programme for small and medium sized enterprise; and
- Increase the supply and availability of dwellings.

24.23. Fenland District Council is leading a project to regenerate March's town centre through the Future High Street Business Case, reflecting the bid to central government.

24.24. Fenland District Council (FDC) has secured funding, from a range of sources, including Cambridge and Peterborough Combined Authority and the DLUHC for an ambitious £8.4 million investment in March town centre. The investment will deliver five projects, transforming the heart of the town into a welcoming new destination which benefits local people, businesses, and visitors. These are:

- A dramatic intervention to transform Broad Street
- Opening up the Riverside areas to improve visibility and access
- Redeveloping the historic Market Place
- Acre Road Regeneration
- Reactivating vacant units & Flats Over Shops programme

24.25. March's Neighbourhood Plan was made in 2017. The March Neighbourhood Plan addresses a broad range of planning issues. Notably the plan aims to make March's town centre a shopping destination of choice for residents, businesses and visitors, and increase and improve the level of provision and quality of recreational land facilities.

24.26. Policy LP38 seeks to complement the March Neighbourhood Plan through supporting the regeneration of March town centre and increasing provision of open space and sports facilities. The policy identifies an opportunity area for mixed-use development, including the development of new homes.

Policy LP38: March Community Regeneration

March Town Centre Opportunity Area

Site Allocation	SHELAA	Dwellings	Area (Ha)

LP38.01	40262	55	4.47

Land located behind high street shops, and directly south of the river, provides an 'Opportunity Area' to enable town centre regeneration.

The area is under-utilised and could deliver regeneration through intensification, re-development and renewal. Development should provide a mix of uses which are compatible with and enhance the vitality of the town centre. This should include an element of residential development and employment development, in addition to town centre uses. It is anticipated that the site could deliver a minimum of 55 homes and a minimum of 1 ha of employment land.

The site is partially located within the March Conservation Area and includes listed buildings and buildings of local interest. A heritage-led approach to regeneration is encouraged. Detailed assessment will be required to conserve and enhance valued heritage assets, routes, trees, and key views of landmarks.

Proposals should demonstrate how any adverse impacts on the local highway network, notably on town centre junctions and parking, will be mitigated.

Pedestrian and cycle connectivity should be enhanced, and in particularly should deliver improvement to the riverbank footpath.

Open Space and Sports Provision

March experiences a deficit of open space and sports provision. There is a clear community aspiration to deliver new and enhanced open spaces and facilities which provide opportunities for play, sport, recreation and access to the countryside and natural spaces.

Delivering these aspirations will involve a coordinated, multi-agency response, requiring collaboration between public and private sector partners. It is vital that proposals for new development prioritise open space and sports provision within their schemes.

The Policies Map identifies a broad location for the provision of open space, sports recreation and leisure facilities, located to the west of March and south of the River Nene. Proposals which will significantly increase open space, sports, recreation or leisure provision within, this broad location, will generally be supported.

Housing development

24.27. New housing development at March will be located within the settlement boundary, at the town centre opportunity area and at site allocations. Policy LP39 makes site allocations for new residential development in March.

Policy LP39: Site Allocations for March

The following sites are allocated for development:

Site allocation: ***Land north of Knight's End Road and East of the A141***

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.01	40285	1,200	50.56

For policy requirements, refer to site-specific policy LP41.

Site allocation: *Land Southeast of 433 Wisbech Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.02	40252	294	13.7

Development proposals should provide:

- Suitable vehicular access, and footway and cycleway along the Estover Road frontage with connections to Alder Close/Elm Road and the Estover Road Playing Fields;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- An archaeological evaluation, including a pre-determination geophysical survey and trial trenching, with mitigation measures secured through planning condition;
- Safeguarding of protected trees located on site and appropriate landscaping and planting to reduce visual impacts on the landscape, and create a gentle transition from the built area to countryside.

Site allocation: *Land south of Knight's End Road and West of Wimblington Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.03	40382 (N. parcel)	189	8.81

Development should provide:

- A suitable vehicular access, and footway and cycleway connections including to Wimblington Road, Knight's End Road and the March Public Byway No. 18;
- A sensitively designed scheme which conserves the setting of listed buildings in proximity of the site including key views of St Wendreda's Church
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Retention of existing hedgerows and trees on the site where possible, with appropriate landscaping and planting to reduce visual impact on the open countryside.

Site allocation: *Land West of Wimblington Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.04	40382 (S. parcel)	152	7.07

Development should provide:

- A suitable vehicular access, and footway and cycleway connections including to Wimblington Road, Knight's End Road and the March Public Byway No. 18;
- A sensitively designed scheme which conserves the setting of listed buildings in proximity of the site including key views of St Wendreda's Church, and which is well-related to adjacent site allocations in terms of site layout, form, scale and materials;
- Connectivity with adjacent site allocations, including vehicular and pedestrian/cycle access;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Retention of existing hedgerows and trees on the site where possible, with appropriate landscaping and planting to reduce visual impact on the open countryside.

Site allocation: *Land to the rear of number 81*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.05	40190	98	3.94

Development proposals should provide:

- Suitable vehicular access, and footway and cycleway connections to adjacent Public Rights of Way to the south and disused railway to the west of the site;
- Undertake an assessment of Flood Risk which reflects the recommendations of the SFRA Level 2;
- A heritage statement, archaeological desk-based assessment and geophysical survey to inform a mitigation strategy; and
- Appropriate landscaping and planting including on the southern boundary to reduce visual impacts on the open countryside.

In addition, proposals should consider the potential to provide habitat restoration, as part of a wider habitats network.

Site allocation: *Westry Hall*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.06	40430	62	2.49

Development proposals should:

- Demonstrate that the proposed scheme will not prejudice the existing or future planned waste management uses;
- Be supported by a Transport Assessment and Travel Plan;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2; and
- Provide an assessment of the scheme's impact on the significance of heritage assets within and in proximity of the site, notably the setting of the Church of St Mary.

Site allocation: *Land at Mill Hill*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.07	40115	48	1.72

Development proposals should provide:

- Suitable vehicular access and pedestrian and cycleway connectivity to the existing transport network and adjacent site allocations;
- A sensitively designed scheme which is well-related to adjacent site allocations in terms of site layout, form, scale and materials;
- Assessment and mitigation of contaminated land;
- Mitigation of habitat loss and biodiversity net gain in accordance with policy LP23;
- A programme of archaeological investigation;
- Appropriate landscaping and planting to reduce visual impacts on the landscape.

Site allocation: *Land east of Berryfield*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.08	40126	24	0.97

Development proposals should:

- Include an assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment;
- Relate well to adjacent site allocations through employing good design, notably in terms of site layout, form, scale and materials;
- Provide connectivity with adjacent site allocations, particularly for pedestrians, cyclists and emergency vehicles; and
- Provide landscaping and planting at eastern and northern boundaries to reduce visual impacts from development.

Site allocation: *Hereward Hall*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.09	40315	19	1.35

Development of the site should:

- Include a mix of housing and employment uses, providing intensification of the use of the site.
- Retain valuable boundary hedgerows and trees where possible to enhance biodiversity and amenity value.
- Provide a foot/cycle link which is kept permanently open to the public open space to the north of the site.

Site allocation: *Land west of 85 Wimblington Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.10	40446	18	0.85

Development proposals should:

- Relate well to the adjacent site allocation through employing good design, notably in terms of site layout, form, scale and materials;
- Enable connectivity with adjacent site allocation, particularly for pedestrians, cyclists and emergency vehicles;
- Proposals should be accompanied by an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Provide landscaping and planting northern boundary to reduce visual impacts of development.

Site allocation: *Land fronting Elm Road and south and west of Highfield House*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.11	40434	9	0.28

Development proposals should:

- Include an assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment;
- Provide an archaeological evaluation; and
- Where possible, retain existing mature trees to enhance biodiversity and amenity value.

Site allocation: *Land Southeast of 433 Wisbech Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.12	40194	8	0.53

Development proposals should:

- Provide a suitable vehicular access and footway and cycleway connections; and
- Respond sensitively to the Fen Causeway Roman Road which crosses the site.

Site allocation: *Queen's Street Close Car Park*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP39.13	40316	6	0.17

Development of the site will involve the re-development of an existing car park within March's built

area. Development proposals should:

- Provide a turning head at Queen Street Close;
- Include an assessment of potential land contamination; and
- Where possible, retain existing hedgerows and mature trees.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP39.14	40020	14	Land West of Old Council Depot
LP39.15	40031	24	Site of Former Kingswood Park Residential Home
LP39.16	40036	12	Land East of Davern Workwear Ltd
LP39.17	40037	18	Davern Workwear Ltd
LP39.18	40041	28	Land East of Berryfield
LP39.19	40043	7	Land Rear Of 36 High Street
LP39.20	40050	34	Former Highways Depot
LP39.21	40052	9	Land north of Woodville
LP39.22	40073	19	Site of Former Gas Distribution Centre
LP39.23	40077	118	Land North of The Green and North Of 145-159 Wisbech Road
LP39.24	40082	13	Land North and West of Elliott Lodge
LP39.25	40093	9	Land North West Of 12 Knights End Road
LP39.26	40105	9	Rear of 131-137 Upwell Road
LP39.27	40263	19	Land to the west of Hereward Hall
LP39.28	40264	48	Land to the east of Norwood Road
LP39.29	40511	5	Nelson House, 22 Norwood Road
LP39.30	40517	26	15 Station Road
LP39.31	40523	9	72 - 74 High Street March Cambridgeshire
LP39.32	40524	9	W H Feltham And Son Cawood Close March Cambridgeshire

LP39.33	40525	40	Land South West Of 1 To 23 Springfield Avenue March Cambridgeshire

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Employment and other non-residential development

24.28. Policy LP40 makes site allocations for new employment development and other non-residential uses in March. Employment growth will contribute to achieving jobs growth aspirations for March and Fenland.

Policy LP40: Site allocations for non-residential development in March

The following sites are allocated for non-residential development:

Employment allocation: *March Trading Estate*

Site Allocation	SHELAA	Area (Ha)
LP40.01	40008	78.4

The site is partly developed, providing employment and some retail uses. It is estimated that approximately 40 ha of land is available for employment development. Development proposals should:

- Provide development within use classes B and E;
- Be accompanied by an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2;
- Provide appropriate mitigation of contaminated land; and
- Appropriate landscaping and planting should be provided at the north west of the site to avoid harm to the amenity of dwellings located east of the A141.

The Fen Causeway Roman Road crosses the site. A full archaeological evaluation of the site is required. Should proposed schemes include any part of the Fens Causeway, this will be demarcated and if necessary safeguarded.

Employment allocation: *Land to the north-west of the Mill Hill Roundabout*

Site Allocation	SHELAA	Area (Ha)
LP40.02	40351	5.30

Development proposals should:

- Include a mix of employment uses, such as uses within classes B and E(g));
- Provide a new access from the A141 and/or via adjacent site allocation;
- Appropriate landscaping and planting to reduce visual impacts on the landscape; and
- Provide walking routes which connect to March Public Byway No. 22 located to the east of the site.

Employment allocation: *Land North of Isle of Ely Way*

Site Allocation	SHELAA	Area (Ha)
LP40.03	40286	4.02

Development proposals should:

- Include a mix of employment uses, such as uses within classes B and E(g));
- Be accompanied by a Transport Statement to understand traffic impact across highway network;
- Provide a suitable access, footway and cycleway connections;
- Proposals should be accompanied by an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Provide appropriate landscaping and planting to reduce visual impacts on the landscape.

Employment allocation: *Land north of Mill Hill Garage*

Site Allocation	SHELAA	Area (Ha)
LP40.04	40276	0.4

Development proposals should provide:

- Employment uses, such as uses within classes B and E(g));
- A sensitively designed scheme which is well-related to adjacent site allocations in terms of site layout, form, scale and materials;
- Connectivity with adjacent site allocations, including vehicular access to adjacent employment site allocation where required;
- Landscaping and planting should be provided at the north west of the site to avoid harm to the amenity of dwellings located east of the A141; and
- Significant habitat compensation measures to achieve biodiversity net gain.

Extant sites for major employment and non-residential development

The following sites had extant planning permission at time of preparing this Local Plan. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance

with their planning permission.

Site Allocation	SHELAA	Area (Ha)	Site name	Permitted use
LP40.05	40290	6.47	Westry Retail Park	A3 Restaurants & cafes
LP40.06	40386	0.19	Freedom Motorcycles, Mill View	B8 Storage & distribution
LP40.07	40420	3.00	March Cold Stores Limited 20 - 24 Marwick Road	B8 Storage & distribution
LP40.08	40535	1.03	Gaul Farm Industrial Units Gaul Road March Cambridgeshire	Other
LP40.09	40540	0.67	38 Whittlesey Road March Cambridgeshire	B1c Light industry
LP40.10	40541	0.58	Coleseed Business Complex Upwell Road March Cambridgeshire PE15 0DJ	B8 Storage & distribution

Site-specific policies

24.29. The following policy provides bespoke guidance and requirements for the development of site allocation LP39.01.

Policy LP41: *Land north of Knight's End Road and East of the A141 (site allocation LP39.01)*

The site provides opportunity for the development of approximately 1,200 new dwellings. The inclusion of other uses, such as local employment and retail, are encouraged to enhance the quality of the scheme through creating variety and activity.

New on-site community facilities, public open spaces, and other infrastructure will be required to meet the needs of residents of the site. Notably, additional education infrastructure will be required, including provision of a new primary school as indicated in the Infrastructure Delivery Plan.

The precise nature of community facilities should be informed by consultation with the community and an audit of existing local infrastructure.

A concept plan will need to be prepared for the whole site, informed by pre-application consultation with the local community and all landowners, and submitted to the Council for approval as part of a planning application. The concept plan should show how development will relate acceptably to the strategic and local highway network and provide pedestrian and cycle links to the town centre, Neale Wade Academy, adjoining neighbourhoods, and existing public rights of way - notably March Public Footpath No. 12.

New vehicular accesses and improvements to the highway network will be required to mitigate transport impacts arising from the site. A Transport Statement will be required to understand the scheme's traffic impacts across the wider highway network.

The design solution for the site should pay particular attention to the need to protect and enhance the setting of St Wendreda’s Church and the cluster of listed buildings around it, maintaining the rural character of the immediate area and preserving views of the church.

Archaeological evaluation and mitigation measures will be required. The most significant archaeological assets should be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term.

To mitigate visual impact and create a high-quality environment, landscape and noise mitigation measures should be provided along the A141.

Appropriate landscaping and planting should be provided along the site’s western and southern boundaries to reduce visual impacts on the landscape, and create a gentle transition from the built area to countryside.

Proposals should be accompanied by an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment.

Whittlesey

24.30. Whittlesey is a popular and attractive place to live with a strong community spirit. It is home to a number of important local employers, including Hanson Brick and McCain Foods. The rail station offers links to local employment centres such as Peterborough and Cambridge. The town benefits from its close proximity to Peterborough, which creates opportunities for residents to work, study, and shop.

24.31. Whittlesey has a rich heritage and culture. At the centre of the historic town centre is the 17th Century Buttercross. To the west of the town lies the Must Farm excavation site, described by the BBC as "Britain's Pompei", which contains the best-preserved Bronze Age dwellings ever found. The Mud Walls, dotted across town, date back 200 years and were an innovative local way to avoid the unpopular Brick Tax. The rich history inspires a vibrant local culture, with regular cultural events including the "Straw Bear Festival", 'BusFest' vintage vehicle gathering, and Christmas Extravaganza.

24.32. The relocation of the bus station has brought new life to the centre of town. However there are not enough shops in and around the town centre, and the overall retail offer is not diverse or distinctive enough to compete with the wider range of shops available elsewhere, particularly in Peterborough.

24.33. The *Growing Fenland: Whittlesey – A Market Town fit for the Future*[80] report identifies the following proposals for Whittlesey:

- Re-locate and provide an enhanced market, provide additional support to traders and better promote the market to residents and visitors.
- Encourage more events and activities on the square, especially in spring and summer, to create a more vibrant 'piazza' feel.
- Develop a new visitor centre that showcases local artefacts and tells the story of Whittlesey, and Fenland more generally, from the Bronze Age to the modern day.
- Developing a Heritage Walk to provide residents with a fascinating guided tour through key landmarks in the town and beyond.
- Promote new activities and assets, plus existing events like the Straw Bear festival, through a new website.
- Improve access to educational opportunities to make it easier for people to access educational institutions.
- Create a new forum for all those with an interest in skills in the town, including businesses, to ensure that provision matches future skills demands.
- Deliver a coordinated set of transport improvements in and around the town that will facilitate greater mobility and connectivity.

24.34. The A605 passes west to east through Whittlesey and is a main thoroughfare connecting Peterborough to towns and rural villages within Fenland. Delivery of a relief road for Whittlesey has been a long held aspiration for the town, which would improve the local environment and physical appearance of Whittlesey's historic town centre by reducing congestion and removing HGV traffic from the town. Recently, an inception report commissioned by Whittlesey Town Council, with the support of Fenland District Council, provides justification for the scheme and recommends it proceed to the Strategic Outline Business Case stage of development.

24.35. At time of writing this Draft Local Plan, Whittlesey Town Council is preparing a Neighbourhood Plan which, if made, will set additional policies for Whittlesey. Delivery of the relief road is a key aspiration of

[80] https://cambridgeshirepeterborough-ca.gov.uk/wp-content/uploads/documents/market-towns/masterplans/Whittlesey-Masterplan.pdf

the emerging Neighbourhood Plan. Policy LP42 seeks to complement the emerging Whittlesey Neighbourhood Plan and supports implementation of the Growing Fenland report's recommendations.

Policy LP42: Whittlesey - A Market Town fit for the Future

To improve the Whittlesey's historic local environment, the Council with the support of its partners, will work to reduce vehicular traffic, congestion and the number of HCVs travelling through Whittlesey. This will include deliver of projects identified in the Whittlesey Market Towns Transport Strategy (or subsequent replacement document).

At the core of meeting Whittlesey's transport needs is the delivery of the Whittlesey Relief Road. Development proposals should support, and not prejudice, delivery of the Whittlesey Relief Road.

Residential site allocations

24.36. As a market town, Whittlesey provides a focus for new housing development. The following sites are allocated for the construction of new dwellings.

Policy LP43: Residential site allocations in Whittlesey

The following sites are allocated for development:

Site allocation: *Land at Eastrea Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP43.01	40300	156	7.26

Development should provide:

- A new junction or roundabout and footway/cycleway at the A605;
- A foot/cycleway connection to the Whittlesey Public Byway No. 42 at the southern boundary of the site and, if possible, connections to the adjacent lane and residential development to the west;
- A Transport Assessment and Travel Plan, which take into account the effects of existing planning consents in the area;
- Appropriate mitigation of potential land contamination; and
- Retention of existing hedgerows and trees on the northern, eastern and southern boundaries other than for highway and utility services access.

Proposals will be required to mitigate any evidenced recreational impacts on the Nene Washes SPA.

Site allocation: *Land rear of 98-112 Drybread Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP43.02	40335	11	0.32

Development should provide:

- Single storey dwellings only;
- Pedestrian and cycle links from the north and south of the site; and

Assessment of potentially contaminated land. Proposals will be required to mitigate any evidenced recreational impacts on the Nene Washes SPA.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP43.03	40012	452	North and South of Eastrea Road (*Local Plan 2014 strategic allocation with multiple extant planning permissions*)
LP43.04	40042	220	Land North of Whittlesey East Of East Delph
LP43.05	40526	18	158 Stonald Road Whittlesey Peterborough Cambridgeshire PE7 1QP
LP43.06	40527	9	Land North and South of Grosvenor House Grosvenor Road Whittlesey Cambridgeshire
LP43.07	40528	9	Land West Of 36 Peterborough Road Whittlesey Cambridgeshire

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Employment and other non-residential development

24.37. Policy LP344 makes site allocations for new employment development in Whittlesey. Employment growth will contribute to achieving jobs growth aspirations for the area.

Policy LP44: Site allocations for non-residential development in Whittlesey

The following sites are allocated for non-residential development:

Employment allocation: ***Land to the southwest of the proposed realignment of the A605 at Kings Dyke***

Site Allocation	SHELAA	Area (Ha)
LP44.01	40270 (S. parcel)	8.59

Development proposals should provide:

- Include a mix of employment uses, such as uses within classes B and E(g));
- Provide a suitable access from bypass, and footway and cycleway connections;
- Investigate potential for contaminated land and provide remediation where necessary;
- Proposals should be accompanied by an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Significant compensation measures to achieve biodiversity net gain.

Extant sites for major employment development

The following sites had extant planning permission at time of preparing this Local Plan. These sites are allocated for the sake of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Area (Ha)	Site name	Permitted use
LP44.02	40270 (N. parcel)	3.23	Churchfield Farm, Kings Dyke	B1(c) and B8 floor space
LP44.03	40417	9.3	Lattersey Field, Benwick Road	Other
LP44.04	40502	1.23	Vacant site, Kings Dyke	Other
LP44.05	40532	0.41	Land North East Of 1 Ashley Industrial Estate 241 Station Road Whittlesey Cambridgeshire	B2 General industrial

Chatteris

24.38. Chatteris brings together high-tech manufacturing, glorious countryside, nationally significant agriculture, and a new national museum in one place. A strong sense of community spirit is a defining feature of Chatteris. This can be seen most obviously at some of the bigger community events, like the Christmas light switch on, midsummer festival and Remembrance Parade, and also in the many interest groups and clubs in the town. Local businesses are community-spirited with two business groupings - *Chatteris in Business* and the *Chatteris Business Cluster*.

24.39. Chatteris “looks in all directions” with workers commuting to March, Ely, Huntingdon, and to a lesser extent, Cambridge and Peterborough. This central location is a real strength for the town, but currently public transport options let Chatteris down. Buses are infrequent, and some key destinations (such as Peterborough) require changing, leading to lengthy journeys (over two hours). This makes commuting via public transport an impossibility in many ways. As a result, Chatteris is very car dependent.

24.40. Chatteris is itself an important location for employment with some high-tech businesses, including the emerging Advanced Manufacturing Cluster of high-end firms. However, the High Street at the heart of the town has seen decline in recent years. Local retailers have noticed decline in footfall, particularly since Budgens left the town. The weekly markets have become smaller, though committed traders remain. Banks have also moved away, now only visiting with temporary pop-up shop style provision.

24.41. There are many opportunities for outdoor pursuits in and around Chatteris, including fishing, boating, and walking. The recent Pocket Park initiative at Little Acre Fen is a great new space, which has had community involvement in its creation. However, there are some challenges in accessing the local countryside. Generally, the number of rights of way is somewhat limited.

24.42. The *Growing Fenland - Chatteris: An Aspirational Community* report seeks to combine Chatteris's many strengths to boost the town's prosperity, providing good jobs, excellent education and green access. The report identifies the following interventions which will make a transformative difference in Chatteris:

- Grow Chatteris's business base with an Advanced Manufacturing Launchpad and a potential Agri-tech Launchpad facility with scope to support and grow our existing businesses and increased resource for economic development to bring more high-quality employment to the town.
- Develop the provision of skills training for residents through local provision associated with industrial development, adult courses, and connections to other skills providers.
- Promote mixed housing development to enable the town to grow and develop with homes for people to live at different stages of their lives.
- Establish a commuter shuttle bus to address Chatteris's poor public transport provision, particularly to centres of employment.
- Develop the 'Chatteris Outdoors platform' to improve access to and use of our countryside, and develop this as a key attractor for our town.
- Develop a stronger cultural offer and evening economy, through an adaptive High Street and by encouraging business to trial early evening opening, and encouraging more creative uses in the town, to restore the popularity of our high street.
- Create new cycle infrastructure, creating links to Somersham and Ely to encourage people to exercise more, tackling our town’s health challenges.
- Provide better car and bike parking management to make the high street more attractive and encourage cycle commuting.
- Create a community project funding pot to support local projects, including improvements to the visual amenity of the town.

24.43. Policy LP45 supports the Growing Fenland report aspirations for economic growth, through the delivery of major employment development at locations adjoining the town.

Policy LP45: An aspirational community

To deliver on aspirations to significantly boost employment growth and job creation at Chatteris, this Local Plan identifies two broad locations for employment growth (BLFEG) adjacent to the town. The location of the BLFEGs are indicated on the Policies Map and includes areas:

- South-West of Chatteris, north and south of the A141; and
- North-East of Chatteris and east of the A141.

From the Council's evidence of available land in those areas, it is estimated that the BLFEGs could provide in the region of 100 ha of employment land. Proposals for major employment development within a BLFEG must be planned and implemented in a coordinated way which accords with an agreed overarching Master Plan, and be linked to the timely delivery of key infrastructure.

A separate Master Plan should be prepared for each BLFEG, and should be informed by joint-working with Fenland District Council and other relevant stakeholders. Each Master Plan should make clear if all significant landowners are supportive, and should be submitted to the Council for approval by its Planning Committee. If one or more landowners are not supportive of the Master Plan, then it will need to be demonstrated that a Master Plan can still be delivered for the considerable majority of the BLFEG without their involvement. In the absence of a Master Plan, major employment proposals will be refused. All other development proposals in those areas will be determined in the context of policy LP18: Development in the Countryside, and other relevant policies.

Whilst phasing may be agreed, the Council will need to be satisfied that the key aspects of the Master Plan will be delivered. Therefore, prior to any planning permission being granted, appropriate safeguards must be demonstrably in place to prevent 'cherry-picking' of profitable elements of the BLFEG being built first and the provision of appropriate infrastructure either delayed or never materialising.

In addition to the requirements of other policies of this Local Plan, the Council will seek the following, unless demonstrably inappropriate or unviable to do so:

- Make efficient use of land;
- Contribute to providing for a wide range of local employment opportunities that offer a choice of jobs in different sectors of the economy, and especially jobs that align with an up-to-date Fenland Economic Development Strategy;
- Provide a network of green infrastructure to increase the biodiversity value of the site, which where possible, protects and enhances existing habitats present on-site;
- Incorporate design solutions to maximise energy and water efficiency and the use of energy from on-site renewable and/or decentralised renewable or low carbon energy sources;
- Provide details of a viable transport strategy to ensure the BLFEG is accessible to residents of Chatteris and other communities;
- Incorporate appropriate landscape treatment which minimises the amount of hard landscaping and ensures that the development can be satisfactorily assimilated into the surrounding area;
- Incorporate an appropriate flood risk management strategy and measures for its implementation.
- Demonstrate availability and deliverability of the proposed scheme; and
  Ensure Rights of Way are protected, and enhanced where possible.

Residential site allocations

24.44. As a market town, Chatteris provides a focus for new housing development. The following sites are allocated for the construction of new dwellings.

Policy LP46: Residential site allocations in Chatteris

The following sites are allocated for housing development:

Site allocation: *Land south of Salisbury House, Blackmill Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP46.01	40211	100	4.18

Development should provide:

- Widening and reconstruction of Blackmill Road, with provision of footways and cycleways;
- Upgrading of existing Footpath No.4 to a bridleway to create a link between Chatteris and Long-Distance Bridgeway No. 30;
- Investigation of effects on the transport network through a Transport Assessment and Travel Plan;
- A sensitively designed scheme which is well-related to adjacent site allocations in terms of site layout, form, scale and materials;
- Connectivity with adjacent site allocations, including vehicular access to adjacent site allocations;
- An assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment;
- An assessment of potential land contamination with appropriate mitigation measures; and
- Archaeological investigation to determine the need for archaeological mitigation works; and
- Appropriate landscaping and planting to reduce visual impacts.

Site allocation: *Land East of 80 The Elms*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP46.02	40326	90	3.66

Development should:

- Provide a vehicular access at The Elms, and provide footways/cycleways to create connections for pedestrians and cyclists to schools, to Green Park and Public Rights of Way in the locality;
- Retain the Birch Fen awarded watercourse and provide suitable maintenance measures;
- Make best use of the Birch Fen awarded watercourse in the site layout design;
- Provide significant compensation measures, which are necessary to achieve biodiversity net gain;
- Retain existing hedgerows and planting on the southern and eastern boundaries, where possible, and retain trees which are subject to a TPO;
- Undertake a programme of archaeological investigation and provide a management plan for medieval ridge and furrow located on site;

- Mitigate impacts on setting of the Conservation Area and listed buildings in proximity of the site;
- Provide appropriate noise mitigation measures along the eastern and southern boundaries;
- Relocate or re-route underground the existing overhead powerline;
- Safeguarding of the existing public right of way incorporated positively into the site layout;
- Retain the existing area of open space including informal football pitch to be incorporated into a comprehensive open space layout for the site; and
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment.

Site allocation: *Womb Farm (North-West)*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP46.03	40447	53	1.88

Development should:

- Through the site design, maximise the benefits of Fenton Lode drain, including through the orientation of buildings, outlook and location of access;
- Provide a suitable vehicular access and pedestrian/cycle links to land to the south-east and to the north to allow connections to Albert Way;
- A sensitively designed scheme which is well-related to adjacent site allocations in terms of site layout, form, scale and materials;
- Connectivity with adjacent site allocations, including vehicular access to adjacent site allocations;
- Undertake a programme of archaeological investigation to determine the need for archaeological mitigation works; and
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment.

Site allocation: *Land on the west side of 92 London Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP46.04	40499	52	1.87

Development should provide:

- A suitable vehicular access from London Road, capable of serving the site and adjacent site allocations;
- Connectivity with adjoining site allocations, particularly to create accessibility and permeability for pedestrians and cyclists;
- A Transport Statement to identify the transport issues and benefits of the scheme;
- A sensitively designed scheme which is well-related to adjacent site allocations in terms of site layout, form, scale and materials;
- Archaeological investigation to determine the need for archaeological mitigation works; and
- Appropriate landscaping and planting to reduce visual impacts.

Site allocation: *Land Westside of Fenland Way*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP46.05	40288	20	14.16

Development should provide:

- A mix of residential and employment development, to provide approximately 20 dwellings and 8.5 ha of employment land;
- Through the site design, maximise the benefits of Fenton Lode drain, including through the orientation of buildings, outlook and location of access;
- For the construction, access and maintenance of moorings and a turning area on Fenton Lode drain with the location, extent and details to be agreed with the Middle Level Commissioners;
- Footway/cycleway connections to the existing network, and to The Gault Public Right of Way and Fenland Way;
- Appropriate mitigation of contaminated land;
- Archaeological investigation to determine the need for archaeological mitigation works;
- Extensive avoidance, mitigation and enhancement measures to achieve biodiversity net gain, as the site is known to support populations of protected species as well as rare plants and areas of semi-natural grassland habitat.
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Appropriate landscape screening on the southern and western boundaries.

Site allocation: *Land rear of 2-8 Gibside*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP46.06	40325	6	0.18

Development should provide:

- A suitable vehicular access from Gibside Avenue;
- Car parking for the existing and proposed dwellings;
- Single storey dwellings only;
- Pedestrian and cycle links to the existing network; and
- Retention of the mature Ash tree, appropriately incorporated into the site layout.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance

with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP46.07	40054	5	26 Bridge Street
LP46.08	40057	50	Land West Of 15 Fairbairn Way
LP46.09	40072	58	Land West and South Of 74 West Street
LP46.10	40367	248	Womb Farm
LP46.11	40384	1,000	Land South East of Chatteris, London Road
LP46.12	40505	7	22 London Road
LP46.13	40519	9	Land East Of 133 High Street

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Employment and other non-residential development

24.45. Policy LP47 makes site allocations for new employment development in Chatteris. Employment growth will contribute to achieving jobs growth aspirations for the area.

Policy LP47: Employment allocations in Chatteris

The following sites are allocated for employment development:

Employment allocation: *Metalcraft Business Park*

Site Allocation	SHELAA	Area (Ha)
LP47.01	40497	14.60

The site is partly developed, providing employment uses. It is estimated that approximately 12 ha of land is available for employment development. Development proposals should:

- Include a mix of employment uses, such as uses within classes B and E(g)), to provide a modern business park and enable the expansion of existing businesses on site;
- Provide an attractive 'gateway' to Chatteris, such as through the development of landmark buildings;
- Be accompanied by a Transport Assessment and Travel Plan, and provide pedestrian and cycle connectivity;
- Undertake an assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment; and

- Be supported by an archaeological evaluation.

Employment allocation: *Honeysome Road*

Site Allocation	SHELAA	Area (Ha)
LP47.02	40455	11.16

Development proposals should:

- Include a mix of employment uses, such as uses within classes B and E(g));
- Be well-related to the adjacent employment allocation, both in terms of design and connectivity;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Be supported by a Transport Assessment and Travel Plan;
- Deliver improvements to Honeysome Road including widening and provision of a footway; and
- Include appropriate landscaping and planting to reduce visual impacts.

Employment allocation: *Fenton Way Mandleys*

Site Allocation	SHELAA	Area (Ha)
LP47.03	40458	8.38

Development proposals should:

- Include a mix of employment uses, such as uses within classes B and E(g));
- Demonstrate that the proposal will not prejudice the operation of the water recycling centre;
- Be accompanied by an odour assessment report which considers existing odour emissions of the waste water treatment works at different times of the year and in a range of different weather conditions;
- Be informed by a Transport Assessment and Travel Plan;
- Contribute to the provision of a pedestrian crossing at the A142 and improvements to Slade End roundabout;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Include appropriate landscaping and planting to reduce visual impacts.

Employment allocation: *South Fens Enterprise Park*

Site Allocation	SHELAA	Area (Ha)
LP47.04	40327	0.92

Development proposals should provide:

- Provide employment development, such as uses within classes B and E(g));
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Support the delivery of pedestrian crossing improvements at the A142, and provide footway improvements along Fenton Way.

Extant sites for major employment development

The following sites had extant planning permission at time of preparing this Local Plan. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Area (Ha)	Site name	Permitted use
LP47.05	40403	0.74	Eclipse Scientific Group	B1b Research & development
LP47.06	40408	8.86	Land west of Fenton Way and East of Iretons Way	Other
LP47.07	40409	0.15	South West of Doddington Road	B1a Office
LP47.08	40539	1.06	Unit West of Jacks Fenland Way	B8 Storage & distribution

25. Large Villages

25.1. Large Villages act as a service centre for surrounding rural areas, offering a good range of services and facilities to meet daily needs. For example, this can include a primary school, a convenience shop, post office, a doctor's surgery, a regular bus service and employment opportunities. A village of this scale typically has a population over 1,500 residents.

Doddington

25.2. The village of Doddington is located adjacent to the A141, approximately half way between the towns of March and Chatteris. It is closely related to the neighbouring village of Wimblington to the North. Doddington has an estimated population of 2,340 persons (mid-2018).

25.3. The village has a good range of local services and facilities, including a primary school, shop post office and doctors surgery.

Residential site allocations

25.4. As a large village, Doddington provides opportunities for new housing development. The following sites, set out in policy LP48, are allocated for the construction of new dwellings.

Policy LP48: Residential site allocations in Doddington

The following sites are allocated for housing development:

Site allocation: *Land west of Turf Fen lane and south of Newgate St*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.01	40140	145	6.64

Development should provide:

- Significant highway improvements at Turf Fen Lane, including widening and enhancement of footway;
- Pedestrian and cycle links through to Cooks Green and Turf Fen Lane, including to Doddington Public Footpath No. 19.
- Safeguarding of the setting and character of the nearby Doddington Conservation Area, listed buildings and non-designated heritage assets in the vicinity including the retention of key views following detailed assessment;
- Archaeological investigation to determine the need for archaeological mitigation works;
- Retention of potential valuable grassland habitat at eastern section of site, and provision of mitigation and compensatory habitats to achieve biodiversity net gain;
- Appropriate assessment and mitigation of potential land contamination;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Landscaping and screen planting along southern site boundary to mitigate visual impacts.

Site allocation: *Land south of Benwick Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.02	40426	55	1.97

Development should provide:

- Safeguarding of the setting and character of the adjacent Doddington Conservation Area, listed buildings and non-designated heritage assets in the vicinity.
- A housing mix which takes account of the proximity of Doddington Hospital and the opportunity to provide accommodation for key workers;
- Archaeological investigation to establish the need for archaeological mitigation works;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Retention of existing hedgerows and trees where possible; and
- Landscaping and screen planting to be provided along the site boundaries to mitigate visual impacts on open countryside.

Site allocation: *Land south of Wimblington Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.03	40427	40	3.16

Development should provide:

- Safeguarding the setting and character of the nearby scheduled monument, listed buildings and non-designated heritage assets in the vicinity;
- Pedestrian/cycle connections to the adjacent public footpath on the southern boundary of the site, and to adjacent allocated land;
- A sensitively designed scheme which is well-related to the adjacent site allocation in terms of site layout, form, scale and materials;
- Archaeological investigation to be subject to pre-determination or possibly a condition to determine the need for archaeological mitigation works; and
- Retain existing hedgerows, trees and orchard within the site.

Site allocation: *Land north of Benwick Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.04	40235	31	1.1

Development should provide:

- Safeguarding of the setting and character of the Doddington Conservation Area, listed buildings and non-designated heritage assets in the vicinity;
- Pedestrian/cycle links to Public Footpath No.10 at the west;
- Appropriate mitigation of potential land contamination;
- Retention of existing hedgerows and trees, and provide landscaping and planting at northern boundary to mitigate visual impacts; and

- Significant mitigation and compensation will be required to achieve biodiversity net gain, due to the extensive areas of mature trees, shrubs and grassland habitats.

Site allocation: *Land west of Turf Fen lane and south of Newgate St*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.05	40140	10	0.81

Development should provide:

- Pedestrian and cycle links to Doddington Public Footpath No. 19 and footway improvements along Newgate Street with potential requirement for pedestrian crossing improvements;
- A 'frontage' development, with dwellings oriented to face Newgate Street;
- Safeguarding of the setting and character of the nearby Doddington Conservation Area, listed buildings and non-designated heritage assets in the vicinity including the retention of key views following detailed assessment;
- Archaeological investigation to determine the need for archaeological mitigation works;
- Appropriate assessment and mitigation of potential land contamination;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Landscaping and screen planting along southern site boundary to mitigate visual impacts.

Site allocation: *Land off Wood Street Ph3*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.06	40143	17	0.62

Development of the site would provide a continuation of the current development on Wood Street. Development should provide:

- Vehicular access from land to the north including, connections for pedestrians and cyclists;
- Provide a pedestrian/cycle link to Doddington Public Footpath No. 10 located north-west of the site;
- Safeguarding of the setting and character of the adjacent Doddington Conservation Area, listed buildings including the adjacent listed Doddington Windmill, and non-designated heritage assets in the vicinity;
- A sensitively designed scheme which is well-related to the adjacent site allocation in terms of site layout, form, scale and materials;
- Retention of existing hedgerows and trees within the site; and
- Significant mitigation and compensation will be required to achieve biodiversity net gain, due to the extensive areas of mature trees, shrubs and grassland habitats.

Site allocation: *28 Wimblington Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)

LP48.07	40444	13	0.38

Development should provide:

- Pedestrian/cycle connections to the adjacent site allocation;
- A sensitively designed scheme which is well-related to the adjacent site allocation in terms of site layout, form, scale and materials;
- Safeguarding of the setting and character of the nearby scheduled monument, listed buildings and non-designated heritage assets in the vicinity;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Archaeological investigation to determine the need for archaeological mitigation works; and
- Retention of existing hedgerows, trees and the pond within the site, where possible.

Site allocation: *Land off Wood St Ph2*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP48.08	40173	10	0.45

Development should provide:

- Vehicular access via the adjacent site allocation to the north, with connections for pedestrians and cyclists;
- A sensitively designed scheme which is well-related to the adjacent site allocation in terms of site layout, form, scale and materials;
- Safeguarding of the setting and character of the nearby scheduled monument, listed buildings and non-designated heritage assets in the vicinity;
- Safeguarding of the setting and character of the nearby Doddington Conservation Area, listed buildings including the adjacent listed Doddington Windmill, and non-designated heritage assets in the vicinity.
- Retention of existing hedgerows and trees within the site, where possible; and
- Significant mitigation and compensation will be required to achieve biodiversity net gain, due to the extensive areas of mature trees, shrubs and grassland habitats.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP48.09	40079	13	Land North and East Of 1-3 Wimblington Road

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Manea

25.5. Manea is situated eight miles (c. 13km) to the south east of March on the B1093. Manea has an estimated population of 2,650 persons (mid-2018). The railway line, runs to the north of the village and includes a railway station. To the south east of the village is the Ouse Washes Site of Special Scientific Interest (SSSI) and the Ouse Washes Nature Reserve at Welches Dam.

25.6. The village contains a good range of services and facilities including a primary school, local shop, post office and Doctors Surgery

Residential site allocations

25.7. As a large village, Manea provides opportunities for new housing development. The following sites, set out in policy LP49, are allocated for the construction of new dwellings

Policy LP49: Residential site allocations in Manea

The following sites are allocated for housing development:

Site allocation: *West Field*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP49.01	40223	105	4.25

Development should provide:

- Footway/cycleway connections along the Westfield Road frontage;
- Connections to Manea Public Footpath No.6 at eastern boundary of site;
- Archaeological investigation and mitigation, where required;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Landscaping and screen planting along the south-east boundary of the site; and
- Proposals will be required to mitigate any evidenced recreational impacts on the Ouse Washes SPA.
- To demonstrate no adverse effect on the Ouse Washes SPA / Ramsar, planning applications must include a non-breeding bird survey to assess whether the land affected by the proposed development is regularly used by qualifying bird species (especially foraging and roosting swans). If the land is identified to be functionally linked to the SPA / Ramsar, avoidance measures and mitigation will be required, and the planning application will need to be assessed through a project level Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity.

Site allocation: *Land to rear of No.15 Westfield Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP49.02	40185	10	0.65

Development should provide:

- Suitable access from Valentine's Close;
- Retention of the existing detached dwelling on the road frontage;
- Archaeological investigation and mitigation works, as required;
- A pedestrian/cycle link to the residential development to the north-east should this be feasible following investigation;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Significant mitigation and compensation will be required to achieve biodiversity net gain; and
- Proposals will be required to mitigate any evidenced recreational impacts on the Ouse Washes SPA.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP49.03	40038	32	Land North Of 28 - 30 High Street
LP49.04	40048	29	Lavender Mill Bungalow
LP49.05	40076	13	Land East Of 11 - 21 Park Road
LP49.06	40522	5	18 Westfield Road

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Wimblington

25.8. Wimblington is situated two miles (c. 3km) south of March. Wimblington's population is estimated to be 1,750 persons (mid-2018). The village contains a range of services and facilities to meet day to day needs, including a primary school, convenience shop, post office, doctors surgery and employment opportunities.

Residential site allocations

25.9. As a large village, Wimblington provides opportunities for new housing development. The following sites, set out in policy LP50, are allocated for the construction of new dwellings

Policy LP50: Residential site allocations in Wimblington

The following sites are allocated for housing development:

Site allocation: *Land east of March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP50.01	40278	97	3.91

Development should provide:

- Footway/cycleway along the Bridge Road and March Road frontages;
- Pedestrian/cycle link to the south-eastern corner of the site to allow connections to the footway linking Lily Avenue with Footpath No.5;
- Archaeological investigation and mitigation works, as required; and
- Landscaping and screen planting to mitigate visual impacts on the open countryside.

Site allocation: *Land north of King St*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP50.02	40152	46	1.64

Development should provide:

- Vehicular access via adjacent site allocation;
- Pedestrian/cycle links to Wimblington Public Footpath No.5 adjacent to the western boundary of the site;
- Retention of the existing hedgerows and trees;
- Archaeological investigation and mitigation works, as required; and
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites

are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP50.03	40060	5	Land East Of 38 March Road
LP50.04	40074	25	Land North Of 37 - 45 King Street
LP50.05	40087	7	Land North Of 3A - 9 Bridge Lane
LP50.06	40529	30	Land North of Stoneleigh 22A Eaton Estate

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

26. Medium Villages

26.1. Medium Village should include a modest range of services and facilities such as a primary school, at least one convenience shop and local employment opportunities. A village of this scale should have a population of around 1,000 residents.

Coates

26.2. Coates is situated two miles (c. 3km) to the east of Whittlesey on the A605, and close to the village of Eastrea.

26.3. The village is located on a regular bus route from Whittlesey, providing good access to the Market Town. Coates has a primary school and local convenience shop.

Residential site allocations

26.4. As a medium village, Coates provides opportunities for new housing development. The following sites, set out in policy LP51, are allocated for the construction of new dwellings

Policy LP51: Residential site allocations in Coates

The following sites are allocated for housing development:

Site allocation: *Land north of March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP51.01	40265	232	10.83

Development should provide:

- Suitable access and provision of footway/cycleways along the March Road A605 frontage and Eldernall Lane;
- Facilitate the re-location of Coates Primary School (in accordance with IDP project XX);
- Archaeological investigation and mitigation, as required;
- Appropriate mitigation of potential land contamination;
- Landscaping and screen planting along the north-east boundary to mitigate visual impacts; and
- Proposals will be required to mitigate any evidenced recreational impacts on the Nene Washes SPA.

To demonstrate no adverse effect on the Nene Washes SPA / Ramsar, planning applications must include a non-breeding bird survey to assess whether the land affected by the proposed development is regularly used by qualifying bird species (especially foraging and roosting swans). If the land is identified to be functionally linked to the SPA / Ramsar, avoidance measures and mitigation will be required, and the planning application will need to be assessed through a project level Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity.

Site allocation: *Land South of 104-178 March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP51.02	40328	117	6.15

Development should provide:

- Highway infrastructure upgrades to Fieldside and South Green to adoptable standard, to create

a vehicular access with footway/cycleway connections;
- Pedestrian/cycle link to Grounds Way on the western boundary of the site;
- Whittlesey Public Footpath No.22 through the site to be retained and incorporated into the site layout in a sympathetic manner;
- Facilitate the re-location of Coates Primary School (in accordance with IDP project XX);
- Retention of existing hedgerows and trees;
- Significant compensation measures to achieve biodiversity net gain, due to the presence of potentially valuable grassland habitat on-site;
- Proposals will be required to mitigate any evidenced recreational impacts on the Nene Washes SPA;
;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Archaeological investigation with mitigation as required;
- Appropriate mitigation of potential land contamination; and
- Landscaping and screen planting along the south-east boundary to mitigate visual impacts.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP51.03	40198	20	Minuet Phase 2
LP51.04	40070	60	Land South East Of 208 Coates Road

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Employment and other non-residential development

26.5. Policy LP52 makes site allocations for new employment development in Coates. Employment growth will contribute to achieving jobs growth aspirations for the area

Policy LP52: Employment allocations in Coates

The following sites are allocated for employment development:

Employment allocation: *Land East of Ben Burgess*

Site Allocation	SHELAA	Area (Ha)
LP52.01	40321	4.78

Development proposals should:

- Provide employment uses, such as uses within classes B and E(g));
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Provision of a suitable access, and footway/cycleway connections along March Road A605;
- Include appropriate landscaping and planting to reduce visual impacts.

To demonstrate no adverse effect on the Nene Washes SPA / Ramsar, planning applications must include a non-breeding bird survey to assess whether the land affected by the proposed development is regularly used by qualifying SPA / Ramsar bird species (especially foraging and roosting swans). If the land is identified to be functionally linked to the SPA / Ramsar, avoidance measures and mitigation will be required, and the planning application will need to be assessed through a project level Habitats Regulations Assessment to ensure that the development does not result in adverse effects on site integrity.

Elm

26.6. Elm is situated two miles (c. 3km) south of Wisbech, but is separated from the town by the A47. Elm's population is estimated to be 1,690 persons (mid-2018). The village has a range of services meeting day to day needs including a primary school, local shop and post office. Elm benefits from its close links to Wisbech provides a wider range of facilities within easy distance.

Residential site allocations

26.7. As a medium village, Elm provides opportunities for new housing development. The following sites, set out in policy LP53, are allocated for the construction of new dwellings.

Policy LP53: Residential site allocations in Elm

The following sites are allocated for housing development:

Site allocation: *Land north of March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP53.01	40322/40306	215	10.02

Development should provide:

- New vehicular access at Begdale Rd, with suitable footway/cycle links to all adopted highway points, public rights of way and permissive pathways adjacent to the site boundaries;
- Safeguarding of the setting and character of the adjacent Elm Conservation Area, listed buildings and non-designated heritage assets in the vicinity including the retention of key views following detailed assessment;
- Archaeological investigation and mitigation, where required;
- Retention of the woodland area adjacent to the existing southern entrance point on Begdale Road as natural green space;
- A site layout which avoids conflict with the overhead pylon lines through site design or re-location of pylons; and
- Landscaping and screen planting at northern and western site boundaries.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP53.02	40053	50	33 And Land North Of 17-31
LP53.03	40083	5	Land West of Cedar Way Accessed from Grove

			Gardens

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021*

Friday Bridge

26.8. Friday Bridge is located approximately five miles (c. 8km) south of Wisbech on the B1101 which serves as a secondary link between the market towns of Wisbech and March. Friday Bridge has an estimated population of 1,320 persons (mid-2018).

26.9. Friday Bridge has close links to the neighbouring village of Elm. The village has access to a range of services and facilities **including** a primary school, shop and post office.

Residential site allocations

26.10. As a medium village, Friday Bridge provides opportunities for new housing development. The following sites, set out in policy LP54, are allocated for the construction of new dwellings.

Policy LP54: Residential site allocations in Friday Bridge

The following sites are allocated for housing development:

Site allocation: *Land East of Flint Way*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP54.01	40319	137	6.41

Development should provide:

- Vehicular access from both West Drive and Flint Way, with pedestrian/cycle links to Church Road;
- Safeguarding of the setting and character of the nearby listed St Mark's Church and non-designated assets in the vicinity with key views retained;
- Archaeological investigation, with mitigation where required;
- A site layout which maximises the benefits of the substantial field drains on the eastern and southern boundaries, including through building frontages, outlook and access; and
- Extension and enhancement of the existing area of public open space on West Drive, in lieu of on-site public open space requirements.

Site allocation: *Land at Rookery Farm*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP54.02	40305	87	3.5

Development should provide:

- Safeguarding of the setting and character of listed buildings and non-designated heritage assets on or in the vicinity of the site;
- A site layout which maximises the benefits of the substantial drain on the southern boundary, including through building frontages, outlook and access;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;

- Archaeological investigation, with mitigation as required;
- Appropriate mitigation of potential land contamination; and
- Mitigation measures for protected species including potentially through loss of farm buildings following detailed biodiversity assessment.

Site allocation: *Well End*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP54.03	40127	6	0.51

Development should provide:

- Frontage development only; and
- A footway along the road frontage.

Gorefield

26.11. Gorefield is located approximately three and half miles (c. 5.5 km) to the north west of Wisbech. The village has access to a limited range of services and facilities including a primary school, shop and post office.

Residential site allocations

26.12. As a medium village, Gorefield provides opportunities for new housing development. The following sites, set out in policy LP55, are allocated for the construction of new dwellings.

Policy LP55: Residential site allocations in Gorefield

The following sites are allocated for housing development:

Site allocation: *Land at Gote Lane*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP55.01	40104	30	1.18

Development should provide:

- Access from Gote Lane with footway upgrades on Gote Lane to the village centre;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Appropriate mitigation of potential land contamination;
- Archaeological investigation to determine the need for archaeological mitigation works;
- A sensitive design to safeguard the setting of listed buildings and Haze Dene Farm non-designated heritage asset, in proximity of the site;
- Public open space requirements to met through extension and enhancement of the existing area of public open space on Oxfield Drive, with provision of an adoptable foot/cycleway linking the development to the existing area of open space;
- Pedestrian/cycleway linkage points on the southern and western boundaries of the site to be safeguarded for access to land to the south-west; and
- Landscaping and screen planting to be provided along the northern boundary of the site to mitigate visual impacts.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name

LP55.02	40514	5	Land North Of 3A-15
LP55.03	40521	14	Dennicks Yard Back Road

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Leverington

26.13. Leverington is located half a mile (c. 1km) north west of Wisbech with part of the village adjoining the built-up area of Wisbech. Leverington's population is estimated to be 2,070 persons (at mid-2018). The village has a range of services and facilities including a primary school, local shop and post office. The village benefits from good links to Wisbech

Residential site allocations

26.14. As a medium village, Leverington provides opportunities for new housing development. The following sites, set out in policy LP56, are allocated for the construction of new dwellings

Policy LP56: Residential site allocations in Leverington

The following sites are allocated for housing development:

Site allocation: *Land east of Woodgate Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP56.01	40133	96	3.87

Development should provide:

- A suitable vehicular access and footway and cycle connectivity to the village;
- A site layout which maximises the benefits of the substantial field drain on the northern boundary, including through building frontages, outlook and access;
- Archaeological investigation, with mitigation as required; and
- Landscaping and screen planting to be provided along the northern boundary of the site to mitigate visual impacts.

Site allocation: *Land east of Roman Bank, north of Parson Drove Lane*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP56.02	40373/40498	100	4.31

Development should provide:

- A pedestrian/cycleway along the Roman Bank frontage;
- A design which is sensitive to the setting of listed buildings in proximity of the site;
- Archaeological investigation, with mitigation where required;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Appropriate mitigation of potential land contamination;
- Significant compensatory measures to achieve biodiversity net gain, due to the presence of high-quality habitats on site;
- An area of the existing orchard to be retained as part of the open space requirement as a community food asset; and
- Landscaping and screen planting along the north, east and southern boundaries of the site to mitigate visual impacts.

Parson Drove

26.15. Parson Drove is located approximately seven miles (c. 11km) to the west of Wisbech. The village is in close proximity to Church End and many of the services and facilities can be shared such as the Doctors Surgery. The village includes a primary school and shop, but no regular bus service

Residential site allocations

26.16. As a medium village, Parson Drove provides opportunities for new housing development. The following sites, set out in policy LP57, are allocated for the construction of new dwellings.

Policy LP57: Residential site allocations in Parson Drove

The following sites are allocated for housing development:

Site allocation: *Land south of Brewery Close and Ingham Hall Gardens*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP57.01	40451	30	1.85

Development should provide:

- Upgrades to Ingham Hall Gardens to an adoptable standard to achieve site access;
- A full Transport Assessment and Travel Plan;
- Safeguarding of the setting and character of the nearby conservation area, listed buildings and non-designated heritage assets;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Archaeological investigation, and mitigation where required;
- Appropriate mitigation of potential land contamination;
- Retention of the existing pond and surrounding planting with incorporation into the public open space provision for the development to include green infrastructure linkages to the existing area of public open space on the site; and
- Landscaping and screen planting along the west, east and southern boundaries of the site to mitigate visual impacts.

Site allocation: *Land at Swanbridge Farm*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP57.02	40302	8	0.44

Development should provide:

- Appropriate mitigation of potential land contamination;

- Safeguarding of the setting and character of the nearby conservation area, listed buildings and non-designated heritage assets; and
- Landscaping and screen planting, particularly along the western and southern site boundaries, to mitigate visual impacts.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP57.03	40504	5	Land east of The Silverings 114

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Wisbech St. Mary

26.17. Wisbech St. Mary is situated three miles (c. 5km) to the south west of Wisbech, with an estimated population of 1,260 persons (mid-2018). The Settlement has a modest range of services and facilities, including a primary school, convenience store and post office.

Residential site allocations

26.18. As a medium village, Wisbech St Mary provides opportunities for new housing development. The following sites, set out in policy LP58, are allocated for the construction of new dwellings.

Policy LP58: Residential site allocations in Wisbech St Mary

The following sites are allocated for housing development:

Site allocation: *Trafford Farm*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP58.01	40103	90	3.66

Development should provide:

- Suitable vehicular access and footway/cycleway connectivity to Station Road and Barton Road;
- Enable access to the adjacent site allocation to the north for vehicles, pedestrians and cyclists;
- A Transport Assessment to provide a comprehensive review of potential transport impacts;
- Safeguarding of the setting and character of listed buildings and non-designated assets in the vicinity;
- Appropriate mitigation of potential land contamination;
- Retention of existing hedgerows and trees within the site, with an area of the existing orchards to be retained as part of the open space requirement as a community food asset.
- Landscaping and screen planting along the site boundaries, to mitigate visual impacts.

Site allocation: *Land at Sunset, Station Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP58.02	40171	51	2.08

Development should provide:

- A suitable vehicular access and footway/cycleways links from the adjoining site allocation;
- Appropriate mitigation of potential land contamination;
- Retention of existing hedgerows and trees on the site boundaries; and
- Landscaping and screen planting along the site boundaries to mitigate visual impacts.

Site allocation: *Station Road next to Grantchester House*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP58.03	40424	9	0.27

The site consists of two parcels. Development should provide:

- A foot/cycleway along the road frontage; including to connect the two parcels;
- Safeguarding of the setting and character of the nearby listed building;
- A 'frontage' development, with buildings oriented to face Station Road;
- An assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Landscaping and screen planting along the site boundaries to mitigate visual impacts.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP58.04	40045	76	Land North of Orchard House
LP58.05	40518	5	Land north of The Barn, High Road
LP58.06	40531	6	Land West of Sunset Rooms Station Road

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

27. Small Villages

26.1. Small Villages offer fewer services and facilities and therefore opportunities for development are more limited.

26.2. Housing in rural areas can enhance or maintain the vitality of rural communities and help villages to grow and thrive, and play an important role in supporting local services.

26.3. The settlement hierarchy categorises small villages into subsets 'A' and 'B', based on their population size and provision of services and facilities

Small Villages – A

Christchurch

26.4. The village of Christchurch is situated on the eastern boundary of Fenland district, approximately 6. 5 miles (c. 10.5km) to the east of March on a minor road, linking the B1100 and the B1094. Christchurch has an estimated population of 510 persons (mid-2018). Christchurch has a primary school.

Residential site allocations

26.5. As a small village, Christchurch offers limited opportunities for new housing development. The following sites, set out in policy LP59, are allocated for the construction of new dwellings.

Policy LP59: Residential site allocations in Christchurch

The following sites are allocated for housing development:

Site allocation: *Land north west Syringa House*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP59.01	40463	23	0.82

Development should provide:

- A suitable vehicular access and provision of footway/cycleways;
- Safeguarding of the setting and character of listed buildings and non-designated heritage assets in the vicinity;
- Archaeological investigation, and mitigation where required; and
- Landscaping and screen planting along north-west boundary to mitigate visual impacts.

Site allocation: *Land adjacent to the fern*

Site Allocation	SHELAA	Dwellings	Area (Ha)

LP59.02	40369	10	0.29

Development should provide:

- A suitable vehicular access, with provision of footway along road frontage to join Church Road footway;
- Archaeological investigation, with mitigation as required;
  and
- Landscaping and screen planting, particularly along north-west boundary, to mitigate visual impacts.

Sites for housing development with extant planning permission

The following sites had extant planning permission at time of preparing this Local Plan*. These sites are allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP59.03	40028	9	Christchurch Memorial Hall
LP59.04	40059	16	CFC Disposals Ltd

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Eastrea

26.6. Eastrea is located one mile (c. 1.5km) to the east of Whittlesey on the main A605, and has an estimated population of 750 persons (estimated). It is closely related to Coates to the east. Services are limited and relies generally on Coates or Whittlesey for other facilities, and benefits from regular bus services to and from Whittlesey.

Residential site allocations

26.7. As a small village, Eastrea provides opportunities for new housing development. The following sites, set out in policy LP60, are allocated for the construction of new dwellings.

Policy LP60: Residential site allocations in Eastrea

Site for housing development with extant planning permission

The following site had extant planning permission at time of preparing this Local Plan*. The site is allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that the site will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Dwellings**	Site name
LP60.01	40033	6	Land South of Jones Lane

** Sites with extant planning permission or resolution to grant planning permission at 01 April 2021 with total site capacity of 5 or more dwellings.*

*** Number of dwellings reflects net commitment at 01 April 2021.*

Guyhirn

26.8. Guyhirn is located approximately five miles (c. 8km) north of March and 6 miles (c. 10km) south of Wisbech. Guyirn has an estimated population of 570 persons (mid-2018). It is located close to the A47 and benefits from a regular bus service.

26.9. The village has a limited range of services and facilities, including a primary school and local shop.

Residential site allocations

26.10. As a small village, Guyhirn provides opportunities for new housing development. The following sites, set out in policy LP61, are allocated for the construction of new dwellings.

Policy LP61: Residential site allocations in Guyhirn

The following sites are allocated for housing development:

Site allocation: *Land at Gull Drove*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP61.01	40147	15	0.92

Development should provide:

- A footway around all road frontages with a foot/cycleway along the B1187 designed to accommodate the mature trees on the site;
- Retention of mature trees on the site, with mitigation or compensatory measures for protected species to achieve biodiversity net gain;
- An assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment; and
- Appropriate mitigation of potential land contamination.

Site allocation: *Land at Selwyn Lodge Farm*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP61.02	40303	15	0.92

Development should provide:

- Suitable vehicular access, with footway/cycleway connectivity;
- Retention of access to the adjacent sports fields to the north of the site with foot/cycleways linking to the access;
- Public open space requirements which enhance and complement the sports fields to the north;
- Safeguarding of the setting and character of the listed building and non-designated heritage

assets in the vicinity;
- Retention of mature trees on the site, where possible;
- An assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment; and
- Significant mitigation or compensatory measures to achieve biodiversity net gain, due to presence of habitats on site.

Site allocation: *Land to the rear of Neneside*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP61.03	40207	5	0.22

Development should provide:

- Suitable vehicular access and provision of footways/cycleways;
- Retention of mature trees on the site, where possible;
- An assessment of Flood Risk which reflects the recommendations of the SFRA Level 2 assessment; and
- Evidence of consultation with Natural England, due to the sites location within an IRZ.

Murrow

26.11. Murrow is located approximately five miles west of Wisbech and south of Parson Drove, and has an estimated population of 950 people (mid-2018). Murrow has a very limited range of services and facilities includes a primary school, but no local convenience shop.

Residential site allocations

26.12. As a small village, Murrow provides opportunities for new housing development. The following sites, set out in policy LP62, are allocated for the construction of new dwellings.

Policy LP62: Residential site allocations in Murrow

The following sites are allocated for housing development:

Site allocation: *Front Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP62.01	40150	7	0.48

Development should provide:

- Suitable vehicular access with footway/cycleway connectivity at road frontage;
- Safeguarding of the setting and character of the listed buildings and non-designated heritage assets in the vicinity; and
- Retention of trees at the road frontage and mature hedgerow on the western boundary, with screen planting at eastern boundary to mitigate visual impacts.

Tydd St. Giles

26.13. The village of Tydd Gote is situated seven miles (c. 11km) north of Wisbech, and two miles (c. 3km) east of Tydd St Giles on the A1101. The majority of the village is in the District of South Holland (SHDC), Lincolnshire. All the villages services and facilities are located within Lincolnshire including the Post Office. The village is classified by SHDC as an 'other service centre' (which is equivalent to small village).

Residential site allocations

26.14. As a small village, Tydd St Giles provides opportunities for new housing development. The following site, set out in policy LP63, is allocated for the construction of new dwellings.

Policy LP63: Residential site allocations in Tydd St Giles

The following sites are allocated for housing development:

Site allocation: *Hockland Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP63.01	40364	7	0.35

After the base date (01 April 2021), planning permission was granted (F/YR21/0531/NONMAT) for the development of 7 dwellings in effect superseding this site. It is expected that development will be delivered in accordance with the requirements of the planning permission.

Small Villages – B

Coldham

26.15. Coldham is situated some 4.5m miles north of March on the B1101, Friday Bridge is 2. 5 miles to the north. The village has an estimated population of 130 people (mid-2018) and has limited services and facilities with no local shop or primary school.

Residential site allocations

26.16. As a small village, Coldham provides opportunities for new housing development. The following site, set out in policy LP64, is allocated for the construction of new dwellings.

Policy LP64: Residential site allocations in Coldham

The following sites are allocated for housing development:

Site allocation: *Land north of March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP64.01	40135	11	0.34

Development should provide:

- Suitable vehicular access with footway/cycleway connectivity;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment; and
- Significant compensation measures to ensure biodiversity net gain is achieved, due to the presence of high-quality habitats on site.

Collett's Bridge

26.17. Collett's Bridge is situated on the eastern boundary of the District and is 1. 5 miles east of Elm.

26.18. Collett's Bridge has an estimated population of 60 persons (mid-2018) and has no services or facilities and as such relies very much on the surrounding settlements for shops, schools and other facilities.

Residential site allocations

26.19. As a small village, Collett's Bridge provides opportunities for new housing development. The following site, set out in policy LP65, is allocated for the construction of new dwellings.

Policy LP65: Residential site allocations in Collett's Bridge

The following sites are allocated for housing development:

Site allocation: *Land north of March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP65.01	40137	10	0.52

Development should provide:

- Suitable vehicular access with footway/cycleway connectivity;
- Significant compensation measures to ensure biodiversity net gain is achieved, due to the potential for high-quality habitat on site; and
- Landscaping and planting at western boundary to reduce visual impacts.

Newton

26.20. The village is situated five miles north of Wisbech on the B1165 which links Wisbech to Spalding. Newton has an estimated population of 420 persons (mid-2018) and has very limited services and facilities. Post Office facilities are located within the village hall with limited opening hours.

Residential site allocations

26.21. As a small village, Newton provides opportunities for new housing development. The following site, set out in policy LP66, is allocated for the construction of new dwellings.

Policy LP66: Residential site allocations in Newton

The following sites are allocated for housing development:

Site allocation: *Land adjoining Parrock View*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP66.01	40368	6	0.32

Development should provide:

- Suitable vehicular access with footway/cycleway connectivity;
- Significant compensation measures to ensure biodiversity net gain is achieved, due to the potential for high-quality habitat on site; and
- Landscaping and planting to reduce visual impacts.

Employment and other non-residential development

26.22. Policy LP67 makes site allocations for new employment development in Newton. Employment growth will contribute to achieving jobs growth aspirations for the area.

Policy LP67: Employment allocations in Newton

Extant sites for major employment and non-residential development

The following site had extant planning permission at time of preparing this Local Plan. The site is allocated for the purpose of providing clarity on the nature and scale of development, and to secure the principle of development over the plan period.

No specific policy requirements are set as it is expected that sites will be developed in accordance with their planning permission.

Site Allocation	SHELAA	Area (Ha)	Site name	Permitted use
LP67.01	40533	0.35	Land South of Newberry Roman Bank Newton-In-The-Isle Cambridgeshire	B2 General Industrial

Ring's End

26.23. Rings End is located one mile south of Guyhirn and four miles north of March, south of the A47 and A141 Guyhirn roundabout. The village has an estimated population of 110 persons (mid-2018) and has very limited services and facilities.

Residential site allocations

26.24. As a small village, Ring's End provides opportunities for new housing development. The following site, set out in policy LP68, is allocated for the construction of new dwellings.

Policy LP68: Residential site allocations in Ring's End

The following sites are allocated for housing development:

Site allocation: *6 March Road*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP68.01	40241	8	0.24

Development should provide:

- Suitable vehicular access with footway/cycleway connectivity;
- Undertake an assessment of Flood Risk, which reflects the recommendations of the SFRA Level 2 assessment;
- Significant compensation measures to ensure biodiversity net gain is achieved;
- and
- Provide an assessment of the scheme's impact on the significance of heritage assets within and in proximity of the site, notably the setting of the Toll House listed building.

  The council will require the submission of sufficient information from the applicant to enable the completion of a project-level screening exercise under the Habitats Regulations Assessment process and, if that screening concludes that full Appropriate Assessment is needed, sufficient information to enable it to complete that Appropriate Assessment. This process will need to demonstrate that the development will not have a significant adverse effect on the integrity of the Nene Washes SPA and Ramsar.

Tholomas Drove

26.25. Tholomas Drove is situated on the B1441 between Guyhirn (approximately 1.5 miles to the south) and Wisbech St. Mary (2 miles to the north). The village has an estimated population of 70 people (mid-2018) and has very limited services and facilities and relies on neighbouring settlements.

Residential site allocations

26.26. As a small village, Tholomas Drove provides opportunities for new housing development. The following site, set out in policy LP69, is allocated for the construction of new dwellings.

Policy LP69: Residential site allocations in Tholomas Drove

The following sites are allocated for housing development:

Site allocation: *Land at Willock Farm*

Site Allocation	SHELAA	Dwellings	Area (Ha)
LP69.01	40307	10	0.72

Development should provide:

- Suitable vehicular access with footway/cycleway connectivity; and
- A 'frontage' development, with dwellings oriented to face High Road.

Part E - Policies Map

The Policies Map illustrates geographically the application of policies in this draft Local Plan. The following provides an **interactive version** of the Policies Map is available on the council's website;

In addition, the draft Policies Map includes certain designations from the adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021), these include:

- Minerals Allocation Areas
- Minerals Development Areas
- Transport Infrastructure Areas
- Waste Management Areas
- Water Recycling Areas
- Consultation Areas for Water Recycling Areas
- Consultation Areas for Minerals Allocation Areas, Minerals Development Areas, Waste Management Areas & Transport Infrastructure Areas

These designations are not subject to public consultation and are shown for information only. To maintain legibility of maps, Mineral Safeguarding Areas are not shown. For full details of minerals and waste policies, please see the Cambridgeshire and Peterborough Minerals and Waste Local Plan which is available to view and download from Cambridgeshire County Council's website[81].

Designated Neighbourhood Areas are not shown on the Policies Map. At time of preparing this Draft Local Plan, the following parishes have been designated as Neighbourhood Areas for the purposes of neighbourhood planning by Fenland District Council:

- Doddington
- March
- Parson Drove
- Tydd St Giles
- Whittlesey
- Wimblington

For details of made or emerging Neighbourhood Plans, please visit the relevant town or parish council's website.

[81] https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan#:~:text=The%20Cambridgeshire%20and%20Peterborough%20Minerals%20and%20Waste%20Local,guide%20mineral%20and%20waste%20management%20development%20and%20will%3A

Appendix 1 – Glossary of Terms

Throughout this document you will find a number of technical planning terms. We have tried to explain these clearly within the text. However, here is a quick summary of the terms used to help you understand the planning process.

Adoption - the formal decision by the Council to approve the final version of a document, at the end of all the preparation stages and examination in public, bringing it into effect.

Affordable Housing - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

Amenity - a general term used to describe benefits or features associated with a property or location, that contribute to its character, comfort, convenience or attractiveness.

Biodiversity - a contraction of biological diversity, all species of life on earth including plants and animals and the ecosystem of which we are all part.

Brownfield Land - Land that has been previously used.

Conservation Area - a formally designated area of special historic or architectural interest; its character must be preserved or enhanced.

District Centre - an area, defined on the Policies Map, which usually comprises groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public and community facilities such as a library.

Gypsies and Travellers - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily. This excludes members of an organised group of travelling showpeople or circus people travelling together as such.

Health Impact Assessment (HIA) - a method of considering the positive and negative impacts of development upon human health. Infrastructure - a collective term which relates to all forms of essential services like electricity, water, and road and rail provision.

Listed Building - a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such buildings and structures.

Local Centre - an area, defined on the Policies Map, which usually includes a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and laundrette. In rural areas, large villages may perform the role of a local centre.

Major Development - Where the phrase 'major development' is used in this Local Plan, it means major development as defined by national legislation at the time. At the time of writing this Local Plan, the phrase is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 as follows:

> *"major development" means development involving any one or more of the following—*
>
> *(a) the winning and working of minerals or the use of land for*
>
> *mineral-working deposits;*
>
> *(b) waste development;*
>
> *(c) the provision of dwellinghouses where —*
>
> > *(i) the number of dwellinghouses to be provided is 10 or more; or*
> >
> > *(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);*
>
> *(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or*
>
> *(e) development carried out on a site having an area of 1ha or more.*

National Planning Policy Framework (NPPF) - the government's national planning policies for England and how these are expected to be applied.

National Planning Practice Guidance (NPPG) - Provides guidance for local planning authorities and decision takers, both drawing up plans and making decisions about planning applications. The guidance is categorised into subject categories.

Objectively Assessed Need - The identified housing need to meet the needs of the local authority area over the plan period.

Open Space - areas of undeveloped or largely undeveloped land for leisure purposes – including village greens, allotments, children's playgrounds, sports pitches and municipal parks.

Park Home - a residential mobile home, similar to a bungalow or caravan in style. Installed as a dedicated site or 'home park' that is either privately owned or owned by a Local Authority. They are designed to be lived in permanently and provide opportunity for residents to own a home, but pay rent to the owner of the site.

Primary Shopping Area - an area where retail and the number of shops in a town centre is most concentrated. The extent of this area is defined on the Policies Map.

Registered Park and Garden - a park or garden that is included on Historic England's 'Register of Parks and Gardens of special historic interest'. Registered parks and gardens are designated heritage assets of national significance.

Scheduled Monument - a nationally important archaeological site that has been designated by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979, and therefore included in a 'schedule' of such monuments.

Sequential Approach - an approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, the use of previously developed land or the use of land at risk from flooding.

Settlement Boundary - a boundary on a map beyond which the local planning authority proposes that a village should not be able to extend.

Settlement Hierarchy - settlements are categorised into a hierarchy based on the range of facilities, services and employment opportunities available, plus the ability to access other higher ranking settlements by public transport.

Supplementary Planning Document (SPD) - SPDs expand on policies or provide further details to policies contained in a Local Plan.

Sustainability Appraisal (SA) - a formal, systematic process to assess the environmental, economic and social effects of strategies and policies in a SPD from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal.

Tenure - the financial arrangements under which someone has the right to live in a house. The most frequent forms are tenancy, in which rent is paid to a landlord, and owneroccupancy.

Viability - an individual development can be said to be viable if, after taking into account all of the costs involved in developing the scheme, it provides a competitive return to the developer

and provides a land value sufficient to persuade the land owner to sell their land for the development proposed. Whether or not a Local Plan is deliverable can be greatly affected by viability. A Local Plan can be said to be deliverable if it identifies sufficient viable sites to deliver the plan's housing requirements over the plan period.

Appendix 2 – Neighbourhood Planning

Neighbourhood planning gives Parish and Town Councils direct power to develop a shared vision for their area and shape development and growth. Once a Neighbourhood Plan has been 'made' (adopted) it forms part of the development plan for the district, so it has the same legal status as a Local Plan.

A number of Parish and Town Councils in Fenland have shown an interest in preparing Neighbourhood Plans. There are two 'made' Neighbourhood Plans in Fenland District Council - the *March Neighbourhood Plan* (made November 2017) and the *Parson Drove Neighbourhood Plan* (made August 2020).

Whittlesey Town Council carried out consultation on their draft Plan in July and August 2021. In addition, Fenland District Council has designated Tydd St Giles parish, Doddington parish and Wimblington & Stonea parish as Neighbourhood Areas, paving the way for a Neighbourhood Plan to be prepared if the relevant Town or Parish Council chooses to do so.

Fenland District Council is supportive of Parish and Town Councils that wish to prepare a Neighbourhood Plan. Please see https://www.fenland.gov.uk/neighbourhood-planning for more information on Neighbourhood Planning in Fenland.

Strategic and non-strategic policies

A Neighbourhood Plan has considerable scope to include detailed policies to shape new development, allocate development sites and protect open spaces. Neighbourhood Plans are required to meet the basic conditions as set out in legislation. One element of this is that a Neighbourhood Plan must be in *general conformity* with the strategic policies contained within the Local Plan.

The NPPF indicates that 'strategic policies' includes those policies which set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for the area's development needs including infrastructure and community facilities; and provide conservation and enhancement of the natural, built and historic environment, and climate change mitigation and adaptation.

Strategic policies should be limited to matters necessary to address the strategic priorities of the area, and provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

To assist the preparation of neighbourhood plans, the strategic policies of this draft Local Plan are listed below:

- Policy LP1: Settlement Hierarchy
- Policy LP2: Spatial Strategy for the Location of Residential Development
- Policy LP3: Spatial Strategy for Employment Development
- Policy LP4: Securing Fenland's Future
- Policy LP5: Health and Wellbeing
- Policy LP6: Renewable and Low Carbon Energy Infrastructure
- Policy LP7: Design
- Policy LP11: Community Safety
- Policy LP12: Meeting Housing Needs
- Policy LP13: Custom and Self Build
- Policy LP14: Gypsies and Travellers and Travelling Showpeople
- Policy LP15: Employment

- Policy LP16: Town Centres
- Policy LP17: Culture, Leisure, Tourism and Community Facilities
- Policy LP18: Development in the Countryside
- Policy LP19: Strategic Infrastructure
- Policy LP20: Accessibility and Transport
- Policy LP21: Public Rights of Way
- Policy LP22: Parking Provision
- Policy LP23: Historic Environment
- Policy LP24: Natural Environment
- Policy LP25: Biodiversity Net Gain
- Policy LP26: Carbon Sinks and Carbon Sequestration
- Policy LP27: Trees and Planting
- Policy LP28: Landscape
- Policy LP29: Green Infrastructure
- Policy LP30: Local Green Spaces Existing Open Space
- Policy LP31: Open Space and Recreational Facilities
- Policy LP32: Flood and Water Management
- Policy LP33: Development on Land affected by Contamination
- Policy LP34: Air Quality

Policies not listed above should be assumed to be *non-strategic* for the purposes of neighbourhood planning.

Status of 'Part D' policies

The Local Plan distributes housing and jobs growth through identifying specific development sites known as 'site allocations'. Part D of this Local Plan consists of individual sections for each town or village identified in the Settlement Hierarchy which has at least one site allocation. The site allocation policies set requirements for the development of individual sites within a specific town or village and are considered 'non-strategic'.

Whilst the policies in Part D are considered non-strategic, each plays an important role in delivering the housing and jobs growth needed across the district, which is a *strategic priority*. Attempts to reduce the overall amount of development likely to delivered within a settlement through a Neighbourhood Plan or Neighbourhood Development Order could result in conflict with the Local Plan's strategic policies, meaning the Plan or Order may not satisfy the basic conditions.

Housing Requirement for Neighbourhood Area

Paragraph 66 of the NPPF requires the Local Plan to set a housing requirement for all designated neighbourhood areas through its strategic policies.

Through its site allocations, this Local Plan provides an adequate supply of land to meet Fenland's development needs in full. Consequently, there are no additional development needs to be met through Neighbourhood Plans or Neighbourhood Development Orders. However, where a Town or Parish Council chooses to allocate additional sites for development, this aspiration will generally be welcomed by Fenland District Council.

For the purposes of setting a housing requirement for designated Neighbourhood Areas, policy LP2 requires that Neighbourhood Plans or Orders deliver not less than the sum total of the dwelling supply from site allocations identified in Part D for all settlements within the Neighbourhood Area.

The Planning Practice Guidance states that Neighbourhood plans should not re-allocate sites that are already allocated through strategic plans. Therefore, there is no need to 're-confirm' Local Plan site allocations through a Neighbourhood Plan.

So long as a Neighbourhood Plan does not undermine the delivery of Local Plan site allocations, the housing requirement for the Neighbourhood Area will be considered to have been met.

Appendix 3 - Affordable Housing Worked example

Policy LP12 sets out the following affordable housing requirements:

- *'For sites south of the district development proposals of 10 of more dwellings on greenfield sites should through negotiation, provide 20% affordable housing.*
- *For sites north of the district development proposals of 10 or more dwellings should meet the NPPF requirement for 10% affordable home ownership.*
- *All brownfield sites of 10 or more dwellings should meet the NPPF requirement for 10% affordable home ownership'.*

National policy requires that 10% of the site affordable home ownership products.

The NPPG stipulates that First Homes should make up at least 25% of all affordable housing units being delivered through planning obligations. First Homes are a type of affordable home ownership product and therefore make up part of the NPPF 10% requirement for affordable home ownership.

Break down of proportion of different types of affordable housing required	**South of the district (greenfield sites)**	**North of the district and <u>all</u> brownfield sites**
Total % of homes to be Affordable Homes on schemes of 10 or more units made up of:	**20%**	**10%**
1. Affordable rent	10%	0%
2. First Homes	At least 5%	At least 2.5%
3. Other home ownership products	5%	7.5

In Fenland this means that in the south of the district there will be a 50/50 split between affordable rented products and affordable home ownership products, with at least half of the affordable home ownership requirement made up of First Homes.

The following sets out worked examples of sites in south and the north of the district.

Example 1 – 80 homes South of the district

For a development of 80 homes in March (South of the district) with a policy requirement for 20% affordable housing would be expected to provide a total of 16 affordable homes to comply with Local Plan policy. 25% of these affordable homes would be expected to be First Homes, which would equate to 4 First Homes (5% of the total number of homes provided). The expectation that at least 10% of homes on this site to be available for affordable home ownership would equate to 8, of which the 4 First Homes can form part of this requirement. This means an additional 4 affordable home ownership products would be expected to total 8 homes required.

Example 2 – 80 Homes North of the district

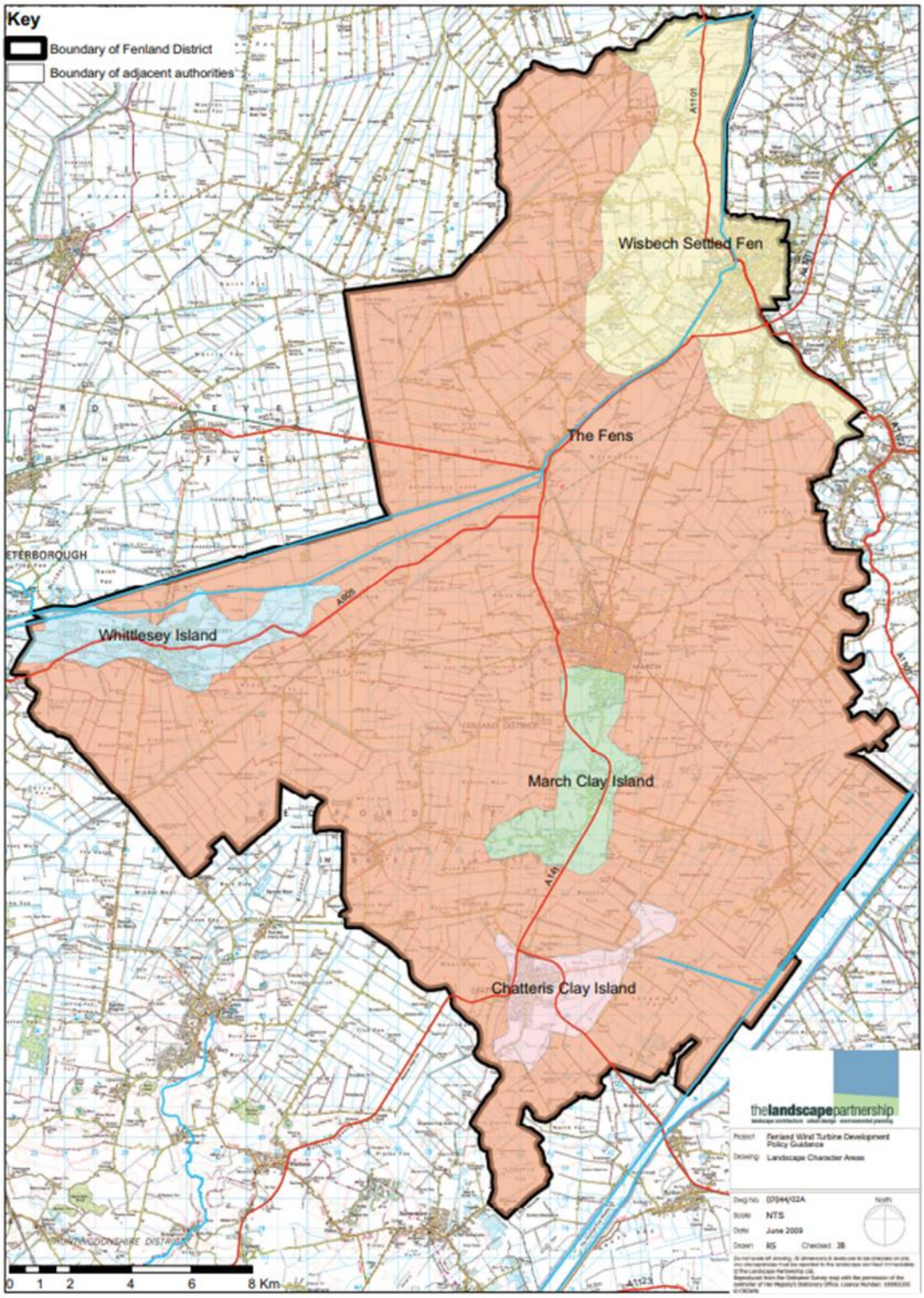
For a development of 80 homes in Wisbech (North of the district) with a policy for 10% affordable housing would be expected to provide 8 affordable home ownership products to comply with local plan policy. 25% of these affordable homes would be expected to be First Homes, which would equate to 2 First Homes (5% of the total number of homes provided). The expectation that at least 10% of homes on this site to be available for affordable home ownership would equate to 8 homes so an additional 4 affordable home ownership products would be expected to total 8.

The following table sets out some worked examples.

	Example 1: **80 dwellings in March (South)**	**Example 2:** **80 dwellings in Wisbech (North)**
Total % of homes to be Affordable Homes on schemes of 10 or more units made up of:	**16** (20% of 80 = 16)	**8** (10% of 80 = 8)
1. Affordable rent	**8 (10% of 80)**	**0**
2. First Homes	**4 (5% of 16)**	**2**
3. Other home ownership products	**4 (5% of 16)**	**6**

Appendix 4 - Landscape Character Areas

Policy LP28 Landscape identified 5 Landscape Character Areas, and are shown on the following map.



Appendix 5 – Open Space Standards

Policy LP31 sets out the requirements relating to Open Spaces and Recreational facilities. The precise type of on-site provision that is required will depend on the nature and location of the proposal and the quantity/type of open space needed in the area. This should be the subject of discussion/negotiation at the pre-application stage. If there are deficiencies in certain types of open space provision in the surrounding area, the Council will seek variations in the component elements to be provided by the developer in order to overcome them.

If either:

(a) the proposed residential development site would be of insufficient size in itself to make the appropriate provision in accordance with the standards below; or

(b) taking into account the accessibility/capacity of existing open space facilities and the circumstances of the surrounding area, the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site, then proposals will be acceptable if the developer has first entered into a planning obligation to make a financial or in-kind contribution towards meeting the identified open space needs of the proposed residential development off-site.

Where appropriate, the council will seek to enter into a Section 106 agreement with the developer for the future management and maintenance of the open space provision, before granting planning permission.

The average number of persons per household in Fenland is 2.32.

Typology	Baseline quantity Standards	Hierarchy	Baseline accessibility standards
County Park: a predominantly natural or semi-natural landscape of at least 10 hectares in size; for example woodland, grassland, wetland, heathland or parkland, with no more than 5% of the area built upon (excluding car parks)'	No Standard – provision should be opportunity led, and requested on a case-by-case basis	N/A	• 5km
Neighbourhood Parks and Gardens: A designed green space that provides a social and recreational focal point for a neighbourhood that offers a variety of facilities including recreational	0.9ha per 1,000 population	• Small Local Neighbourhood Park and Garden (less than 2ha) • Local Neighbourhood Park	• 300m • 400m

Typology	Baseline quantity Standards	Hierarchy	Baseline accessibility standards
centres, sports fields and playgrounds. Providing opportunities for a variety of active and passive outdoor activities and access to nature.		and Garden (between 2ha and 20 ha)	
Informal Parkland and Amenity Green Space: Informal recreation spaces and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work.	0.34ha per 1,000 population	N/A	• 480m
Allotments: An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some cases this land will also be used for the growing of ornamental plants.	0.21ha per 1,000 population	N/A	• 650m
Natural and Semi-Natural Green Space: Access to nature, wildlife conservation, biodiversity and environmental education awareness.	1.8ha per 1,000 population	• Small Natural Space (up to 2.0 ha) • Local Natural Space (between 2ha and 20 ha)	• 300m • 400m
Neighbourhood Playgrounds: Designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters	$12m^2$ per child	• Local Area for Play (LAP) ages 0 - 5 • Local Equipped Area for Play (LEAP) ages 0 -11 • Neighbourhood Equipped Area for Play (NEAP) • Other Play – for older children and teenager. Skate parks and Multi Use Games Areas (MUGAs)	• 100m • 400m • 1,000m • 700m

Appendix 6 - Parking Standards

This Appendix sets out the Parking Standards for Fenland. Please refer to policy LP22 for further information and any exceptions to the standards.

In market towns, sharing of parking provision will be encouraged, particularly for non residential development. Where a site has good public transport links, such as in a central area of a market town, a reduction in car parking provision may be negotiated and, in special circumstances, nil parking provision may be appropriate.

Class C3 – Dwelling House
The following table set out the minimum standards for housing (C3).

For developments of more than 10 dwellings the car parking standards includes part spaces (eg 2.2 spaces per dwelling). This is an average over the scheme, as one dwelling could not provide a fifth of a space. This means that for every fifth dwelling an additional space will be required. Because the car parking standards are minimum this means that the number of spaces will always be rounded up to the nearest whole space.

In addition, for developments of 10 or more dwellings visitor spaces are required. For every four dwellings there should be one unallocated visitor parking space. (0.25 visitor parking spaces per dwelling) with visitor parking designed to be included as part of the highway and not as a separate parking area.

A single garage will not count as a car parking space. A double grange will count as one space.

Number of Bedrooms	Minimum Parking Provision	
	Less than 10 dwellings	More than 10 dwellings
One bedroom	1 space per dwelling	1 space per dwelling
Two bedrooms	2 spaces per dwelling	2 spaces per dwelling
Three Bed	2 spaces per dwelling	2.2 Spaces per dwelling
Four Bed	3 spaces per dwelling	3.2 spaces per dwelling
Visitor Parking (Unallocated)	0	0.25 Spaces per dwelling

The remaining parking standards are set out on the basis of the Use Classes defined in the 1987 Use Classes Order (as amended)[82]. However, many uses do not fall within the Use Classes specified below. These uses are described as being in a class of their own (sui generis). Parking provision for these uses will be assessed on their merits in relation to the demand for parking which they are likely to generate.

[82] From August 2021

Use Class		Car Parking Standards*
B2	General Industry	Two spaces per unit plus one space for every 50 sq. metres over 50 sq. metres.
B8	Storage and Distribution	Three spaces per unit, plus one space for every 300 sq. metres of floor space. **NB** Parking provision for Commercial and HGVs will be required in addition to car parking provision
C1	Hotels	One space per bedroom (residents and staff accommodation). Plus one space per ten sq. metres of dinning areas for hotels with restaurants open to the public. Hotels are seldom used solely as a hotel and often offer multifunctional amenities such as restaurants gyms and conference facilities. These multifunctional uses must be considered per individual use class and adequate parking allocated to encompass all uses when considering the potential for cross visitation.
C2	Residential Institutions	One space per four residential units, plus one visitor space per four residential units plus one space for each resident member of staff
C2a	Secure residential institutions	One Space per full time equivalent staff. Class C2A includes a variety of uses which will demand a varying need for parking. Standards should be used as a guide but there must be flexibility and applications should be looked at on a case-by-case basis. Visitor parking requirements will vary between institutions and should be dealt with on an individual application basis.
C4	Houses in multiple occupation	One Space per bedroom
Ea	Shops other than sale of hot food	For each shop unit and retail warehouse/garden centre, two spaces and in addition: • Units up to 499 sq. metres – One space for every 25 sq. metres of floor space over 50 sq. metres of floor space. • Units up to 1,999 sq. metres – One parking space for every 20 sq. metres of floor space • Units over 2,000 sq.metres – One paraking space for every 10 sq. metres of floor space
Eb	Food and Drink which is mostly consumed on the premises	One space per 15 sq. metres
Ec	Financial and	Two spaces, plus one additional space for every 25 sq.

Use Class		Car Parking Standards*
	Professional services	metres of floor space over 50 sq metres
Ed	Indoor sports and recreation (not swimming pools, ice rinks)	To be applied on a case-by-case basis and agreed with the Council. Taking into account the need for buses and coaches at the venue.
Ee	Medical Services not attached to the residence of the practitioner	One space per full time equivalent staff plus two per consulting room plus drop off/pickup facilities
Ef	Non – residential creche, day centres or nursery	One space per full time equivalent staff plus drop off/pickup facilities
Eg	i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area	Two spaces per unit plus one space for every 50 sq. metres floor area over 50 sq. metres.

* Area referred to is gross floor area.

Appendix 7 - Additional Committed Sites (2021/22)

At time of preparing this Draft Local Plan, comprehensive land-use monitoring data for the 2021/22 reporting year is not yet available.

The Council has carried out a review of planning applications granted planning permission during the 2021/22 reporting year and has identified a number of additional committed sites are not included in Part D of this Local Plan since these sites had no planning status at the base date.

Prior to submitting the Draft Local Plan for examination, the Council intends to update relevant sections of relating to the supply of land available for development. This will include updating the plan to align the plan with Fenland's latest available Five-Year Housing Land Supply Report, and will likely affect the proposed allocation of committed sites

The table provides details of additional committed sites which the Council expects to allocate in the next version (i.e. the submission version) of the Draft Local Plan. These additional committed sites are expected to deliver 94 dwellings (equivalent to <1% of the housing requirement over the plan period).

Planning App Ref	Street Address	Parish	Application Type	Proposal	Number of dwellings	Permission Granted Date
F/YR21/0871/FDL	Land West Of 98 - 102, High Street, Chatteris, Cambridgeshire	Chatteris	Fenland District Land	Erect 6 x dwellings (2-storey 2-bed) including associated infrastructure and alterations to existing wall	**6**	07/01/2022
F/YR21/0339/F	Land North and West Of 47, Fridaybridge Road, Elm	Elm	Full Planning Permission	Conversion of existing barns to 1 x 4-bed and 1 x 5-bed two storey dwellings and erection of 8 x dwellings with garaging (6 x 2-storey 4-bed and 2 x 2-storey 5-bed) and associated works including demolition of existing dwelling	**10**	23/09/2021
F/YR21/0188/F	Barns at Highfield Farm, Popple Drove, Gorefield, Cambridgeshire	Gorefield	Full Planning Permission	Conversion of existing agricultural buildings to 6 x dwellings (2 x single-storey 2-bed, 4 x 2-storey 3-bed) involving the partial demolition of	**6**	21/07/2021

Planning App Ref	Street Address	Parish	Application Type	Proposal	Number of dwellings	Permission Granted Date
				existing barns		
F/YR21/0915/F	The Rodings, Fallow Corner Drove, Manea, March, PE15 0LT	Manea	Full Planning Permission	Erect 6 x 2-storey dwellings comprising 2 x 4-bed and 4 x 3-bed and detached garage for plot 1 involving demolition of existing dwelling	**6**	07/12/2021
F/YR20/1138/O	Land South Of, 85 - 89 Upwell Road, March, Cambridgeshire	March	Outline Planning Permission	Erect up to 6 x dwellings involving upgrade to access (Outline application with all matters reserved)	**6**	14/05/2021
F/YR21/1185/O	Land South West Of, Queen Street Close, March, Cambridgeshire	March	Outline Planning Permission	Erect up to 9 dwellings (outline application with matters committed in respect of access)	**9**	25/02/2022
F/YR21/0110/O	Land North Of 47-53, New Road, Whittlesey, Cambridgeshire	Whittlesey	Outline Planning Permission	Erect up to 6 dwellings (outline application with all matters reserved) involving demolition of garage and shed	**6**	22/07/2021
F/YR21/0172/O	22 Barrs Street, Whittlesey, Peterborough, Cambridgeshire, PE7 1DA	Whittlesey	Outline Planning Permission	Erect up to 8 dwellings (outline application with matters committed in respect of layout, scale, appearance and access) involving demolition of buildings	**8**	22/12/2021
F/YR21/0247/VOC	Land South East Of 70, Fieldside, Coates, Cambridgeshire	Whittlesey	Variation or removal of condition	Variation of Condition 06 (Elevations) and Condition 10 (Approved Plans) of planning permission F/YR20/0301/F (Erect 8 x 2-storey 3-bed dwellings and 2.0 metre high brick wall)	**8**	29/04/2021
F/YR21/0361/F	Land North Of 39 To 49, Coates Road, Eastrea, Cambridgeshire	Whittlesey	Full Planning Permission	Erect 5 x dwellings (1 x 2-storey 3-bed, 2 x 3-storey 5-bed and 2 x 3-storey 6-bed) involving the demolition of existing buildings	**5**	30/07/2021

Planning App Ref	Street Address	Parish	Application Type	Proposal	Number of dwellings	Permission Granted Date
F/YR21/0582/O	G And J Ping Limited, 63 Coates Road, Eastrea, Peterborough, Cambridgeshire, PE7 2BA	Whittlesey	Outline Planning Permission	Erect up to 18 x dwellings involving the demolition of existing buildings (outline application with all matters reserved)	**18**	10/03/2022
F/YR21/1165/F	Land East Of 24-26, Mill Close, Wisbech, Cambridgeshire	Wisbech	Full Planning Permission	Erect 6no dwellings (1-bed, single-storey)	**6**	19/01/2022

FENLAND Local Plan 2021 - 2040

Fenland District Council

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24. Tydd Gote
25. Tydd St Giles
18. Newton-in-the-Isle
12. Gorefield
14. Leverington
04. Church End
28. Wisbech & 28.1 Wisbech Town Centre
19. Parson Drove
29. Wisbech St Mary
17. Murrow
22. Tholomas Drove
10. Elm
07. Collett's Bridge
11. Friday Bridge
13. Guyhirn
06. Coldham
21. Ring's End
05. Coates
09. Eastrea
23. Turves
16. March & 16.1 March Town Centre
03. Christchurch
26. Whittlesey & 26.1 Whittlesey Town Centre
27. Wimblington
20. Pondersbridge
01. Benwick
08. Doddington
15. Manea
02. Chatteris & 02.1 Chatteris Town Centre

0 4000 8000 m

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Fenland District Council

Draft Fenland Local Plan Policies Map (June 2022)

Scale: 1:60000

Key

- Area shown on an Inset Map

Site Allocations

- Renewable Energy
- Scheduled Monument
- Special Area of Conservation
- Site of Special Scientific Interest
- Special Protection Area & Ramsar Sites
- Local Nature Reserve
- County Wildlife Site
- Goose & Swan Functional Land IRZ

Minerals & Waste Local Plan

- Mineral Allocation Area
- Mineral Development Area
- Transport Infrastructure Area
- Waste Management Area
- Water Recycling Area
- Consultation Area (MAA, MDA, WMA, TIA)
- Consultation Area (WRA)
- Fenland District
- Area beyond district boundary

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Draft Policies Map (June 2022) - Key to Map Features

Fenland District Council

Key

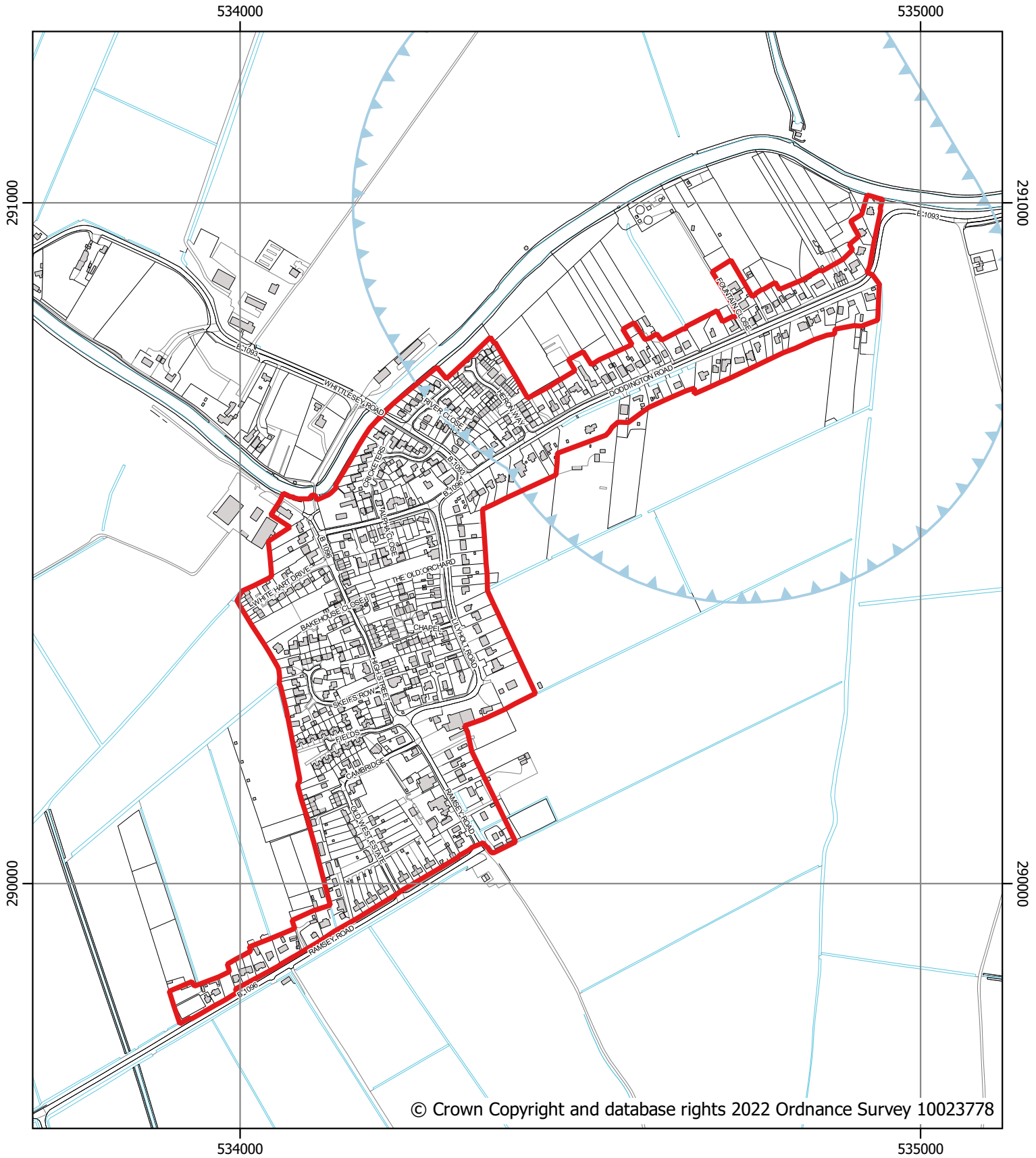
Site Allocations

- Residential / Residential-led development
- Mix of housing & non-residential uses
- Employment / non-residential development
- Gypsy & Traveller Pitches
- Renewable Energy
- Broad Location for Employment Growth
- Broad Location for Open Space, Recreation and Leisure Development
- Frontage Development Area
- Settlement Boundary
- Local Green Space
- Established Employment Area
- Primary Shopping Area
- Primary Shopping Frontage
- Town / District Centre Boundary
- Scheduled Monument
- Conservation Area
- Registered Parks & Gardens
- Special Protection Area & Ramsar Sites
- Special Area of Conservation
- Site of Special Scientific Interest
- Goose & Swan Functional Land
- Local Nature Reserve
- County Wildlife Site
- Fenland District
- Area beyond district boundary

Minerals & Waste Local Plan (Adopted 2021)

- Minerals Allocation Area
- Minerals Development Area
- Transport Infrastructure Area
- Water Management Area
- Water Recycling Area
- Consultation Area (WRA)
- Consultation Area (MAA, MDA, WMA, TIA)

The Cambridgeshire & Peterborough Minerals & Waste Local Plan was adopted in 2021 and forms part of Fenland's Development Plan. The Minerals & Waste Local Plan's designations are shown for information purposes and are not being consulted on.



Fenland
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Draft Policies Map (June 2022) Benwick (Inset 01)

Key

- Settlement Boundary
- Consultation Area (WRA)

0 50 100 m

Scale: 1:7500

537000 538000 539000 540000 541000

288000 287000 286000 285000 284000

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LP46.04
LP46.11

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Fenland District Council

Draft Policies Map (June 2022) Chatteris (Inset 02)

Scale: 1:7500

Site Allocations
- Residential / Residential-led development
- Mix of housing & non-residential uses
- Employment / non-residential development
- Broad Location for Employment Growth
- Frontage Development Area

- Local Green Space
- Settlement Boundary
- Established Employment Area
- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)

- Scheduled Monument
- Conservation Area
- Goose & Swan Functional Land
- County Wildlife Site
- Fenland District
- Area beyond district boundary

Minerals & Waste Local Plan (Adopted 2021)
- Minerals Allocation Area
- Minerals Development Area
- Transport Infrastructure Area
- Water Management Area
- Water Recycling Area

- Consultation Area (MAA, MDA, WMA, TIA)
- Consultation Area (WRA)

Draft Policies Map (June 2022) Chatteris Town Centre (Inset 02.1)

Fenland District Council

Key

Site Allocations

- Residential / Residential-led development
- Mix of housing & non-residential uses
- Settlement Boundary
- Local Green Space
- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)
- Conservation Area
- Consultation Area (WRA)

Scale: 1:3500

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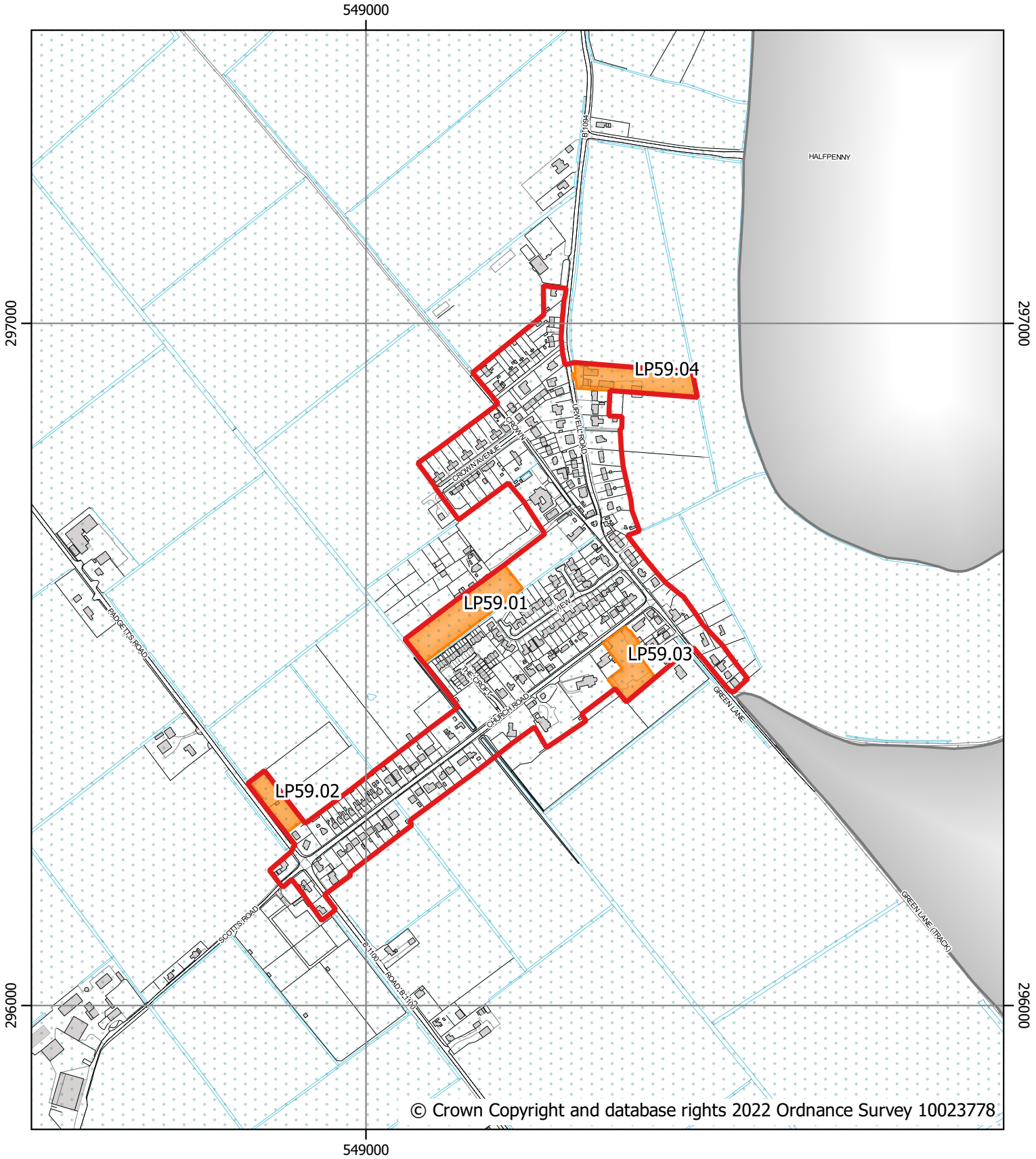


Fenland CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Christchurch (Inset 03)

Key

Site Allocations

- Residential / Residential-led development
- Settlement Boundary
- Goose & Swan Functional Land IRZ
- Fenland District
- Area beyond district boundary

0 50 100 m

Scale: 1:7500



Fenland
CAMBRIDGESHIRE
Fenland District Council

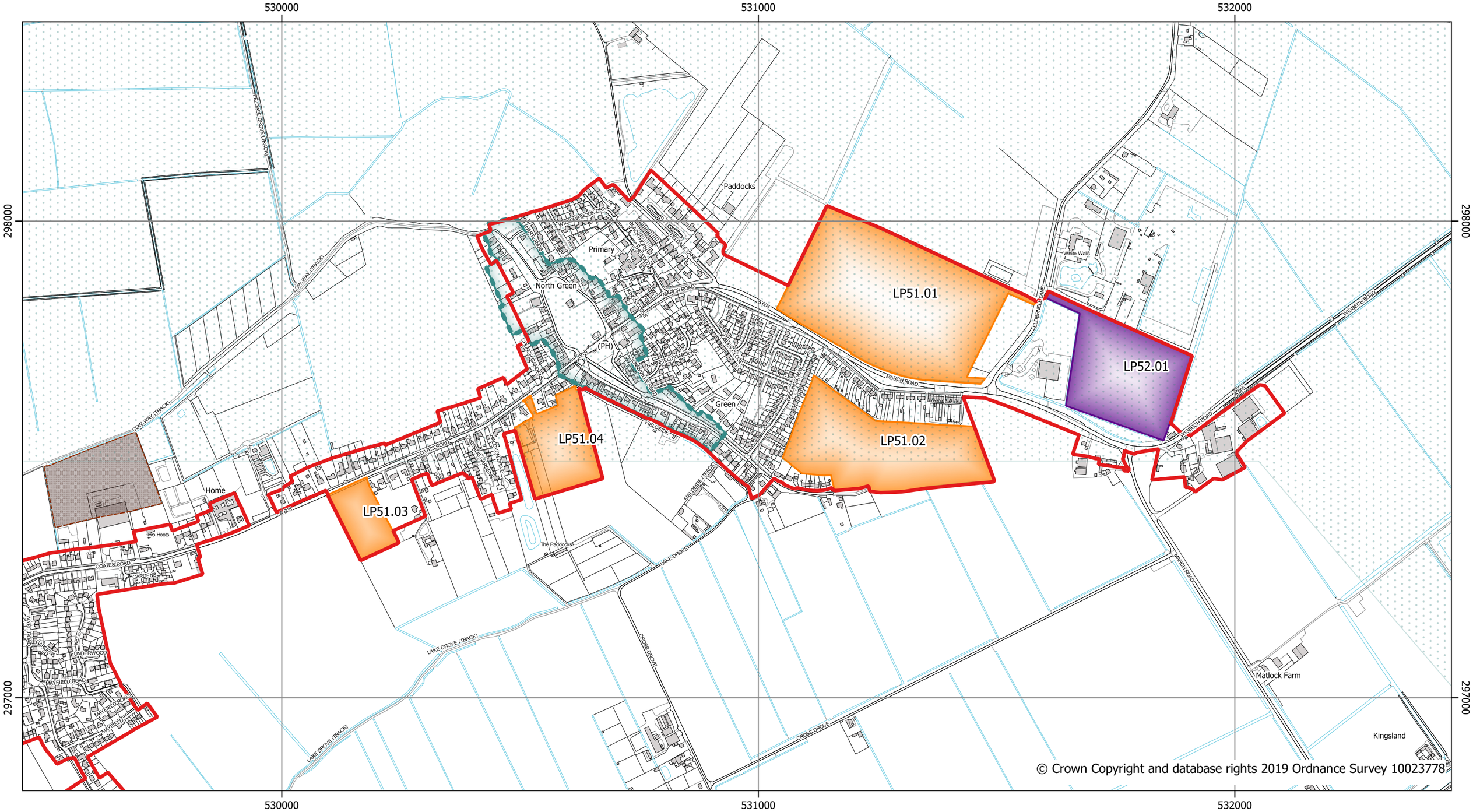
Policies Map (June 2022) Church End (Inset 04)

Key

Settlement Boundary

0 50 100 m

Scale: 1:5000



Fenland District Council

Draft Policies Map (June 2022) Coates (Inset 05)

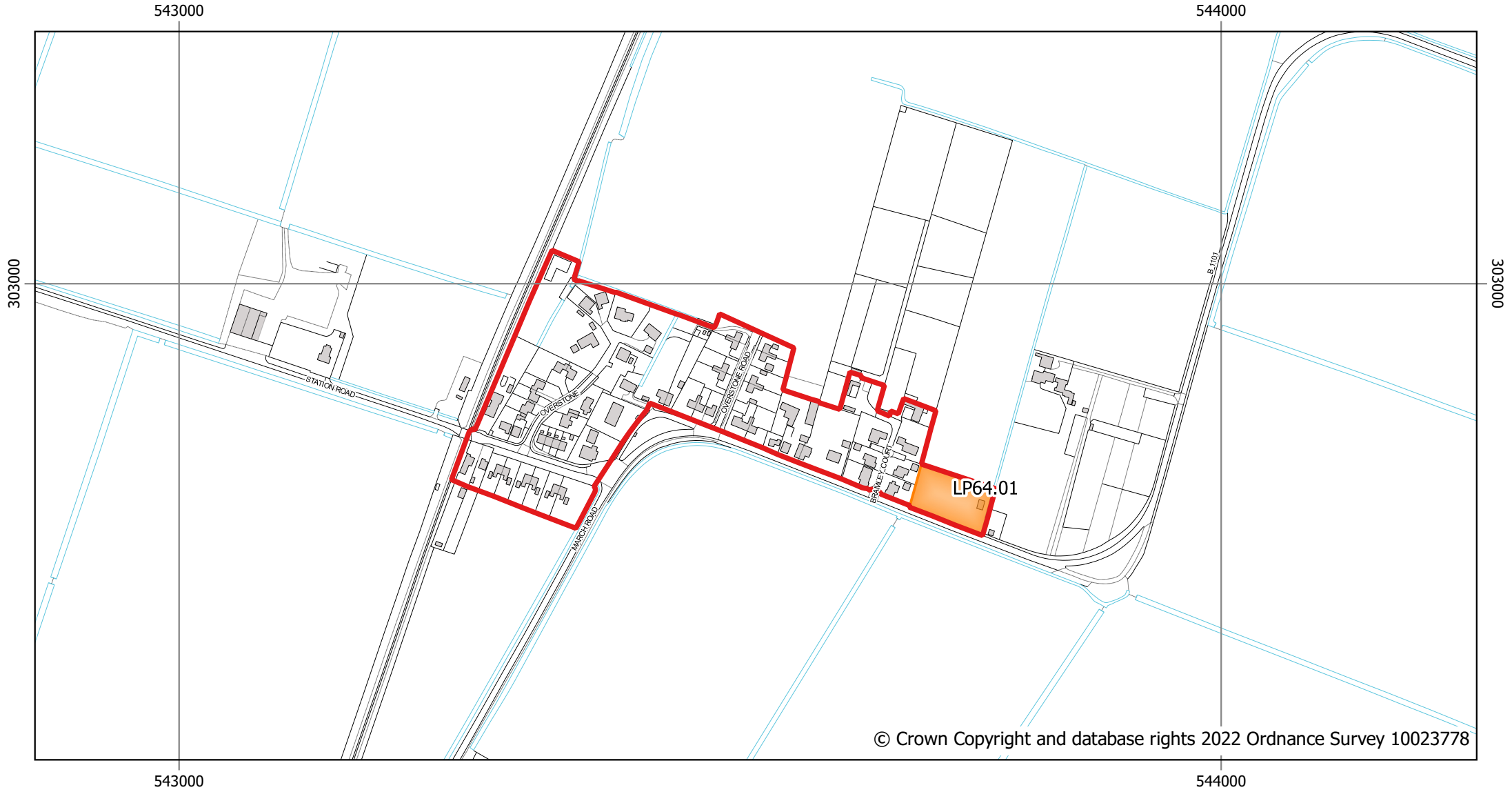
Scale: 1:7500

0 100 200 m

Key

Site Allocations

- Residential / Residential-led development
- Employment / non-residential development
- Settlement Boundary
- Scheduled Monument
- Conservation Area
- Goose & Swan Functional Land IRZ



Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Coldham (Inset 06)

Key

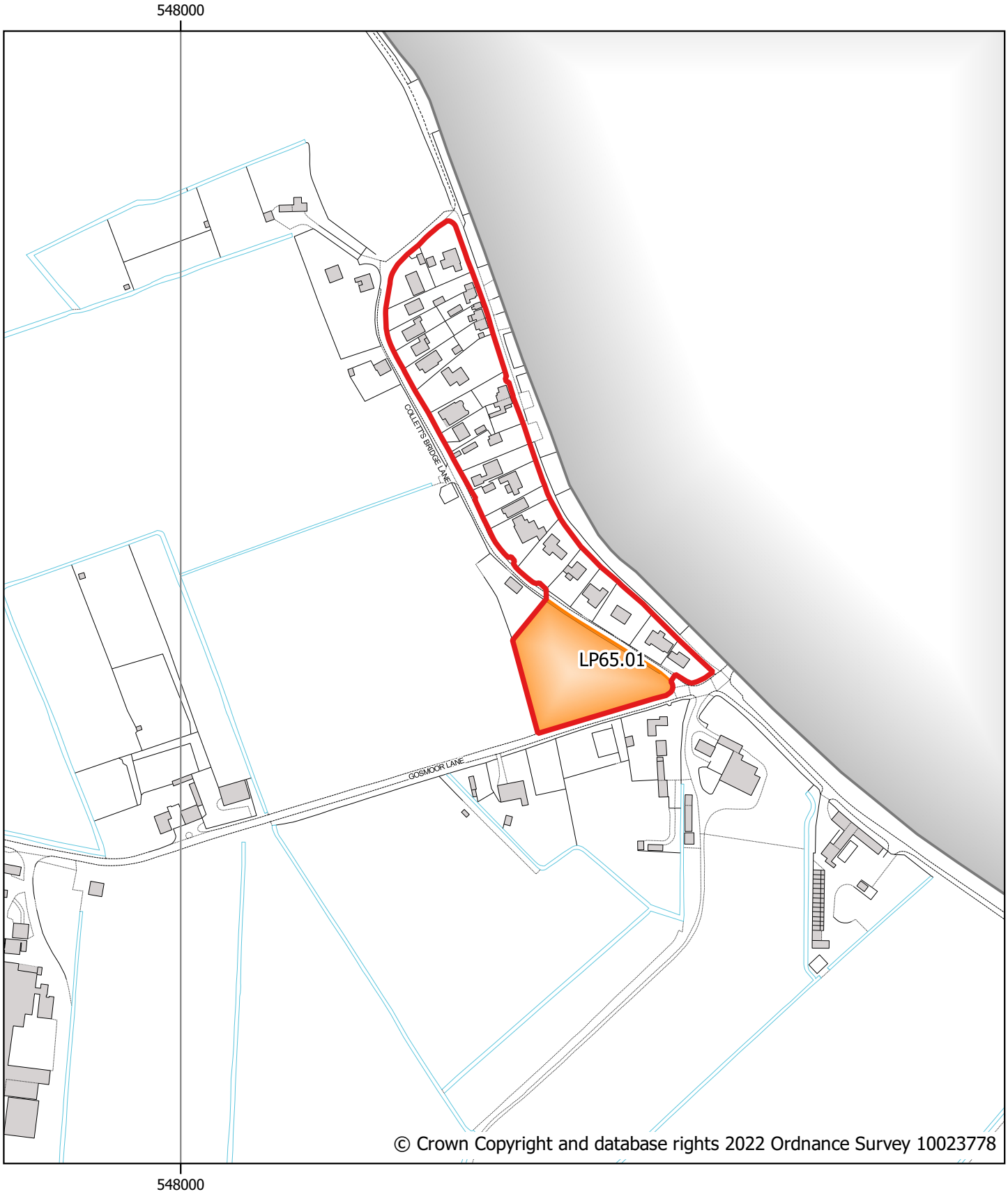
Site Allocations

Residential / Residential-led development

Settlement Boundary

0 50 100 m

Scale: 1:5000



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Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Collett's Bridge (Inset 07)

Key

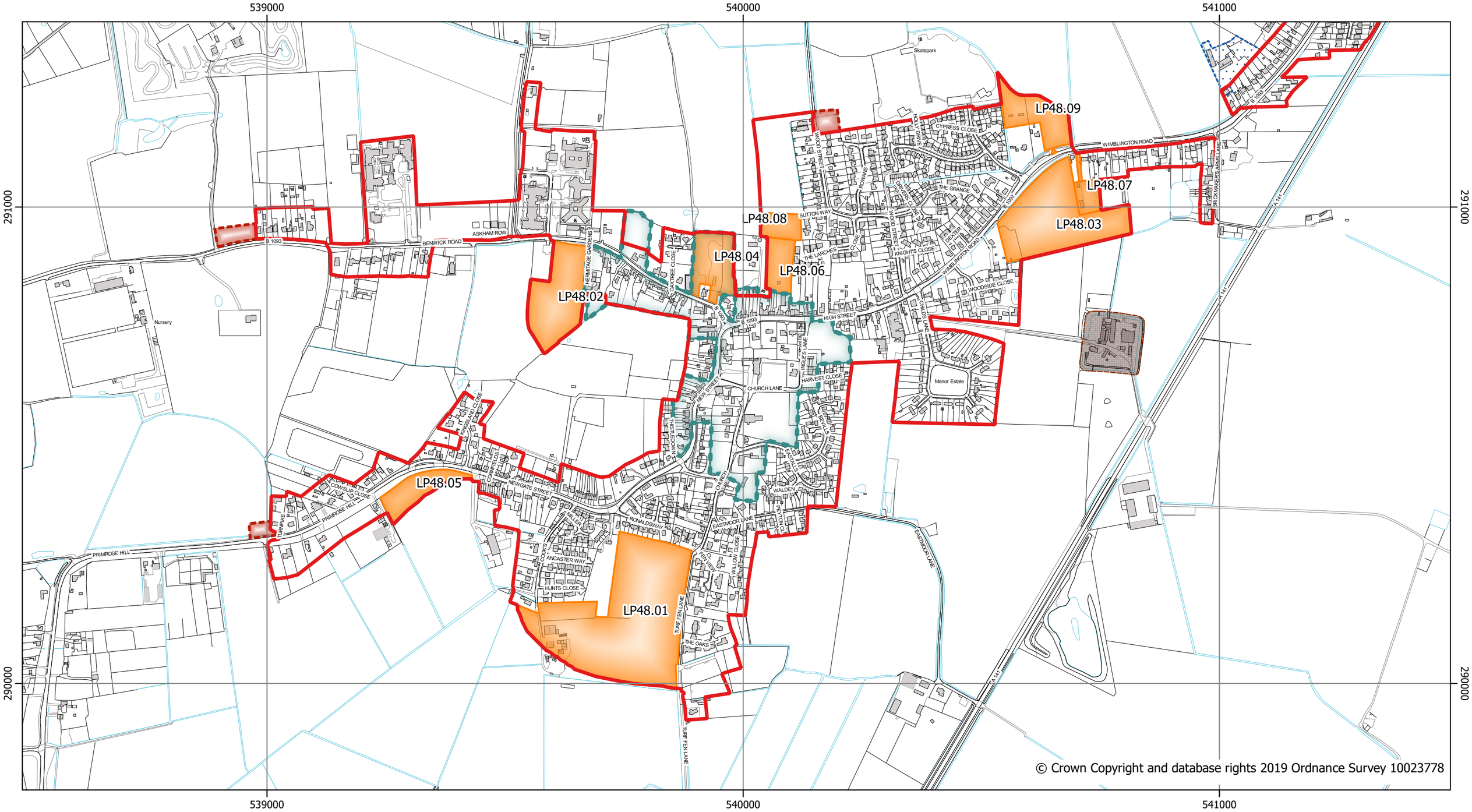
Site Allocations

- Residential / Residential-led development
- Settlement Boundary

- Fenland District
- Area beyond district boundary

0 50 100 m

Scale: 1:3500



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Fenland District Council

Scale: 1:7500

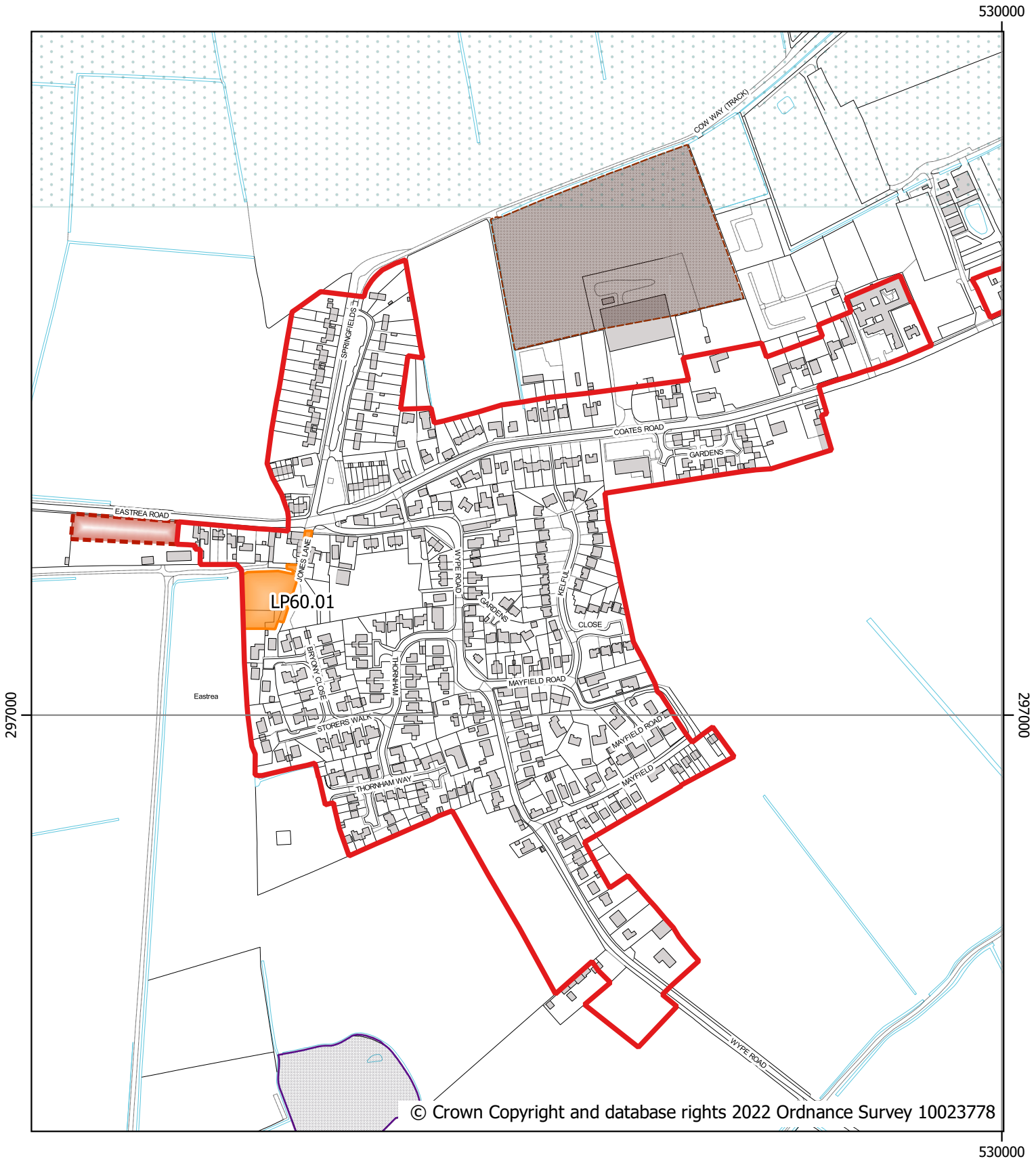
0 100 200 m

Draft Policies Map (June 2022) Doddington (Inset 08)

Key

Site Allocations

- Residential / Residential-led development
- Frontage Development Area
- Settlement Boundary
- Established Employment Area
- Scheduled Monument
- Conservation Area



Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Eastrea (Inset 09)

Key

Site Allocations

- Residential / Residential-led development
- Frontage Development Area
- Settlement Boundary
- Scheduled Monument
- County Wildlife Site
- Goose & Swan Functional Land IRZ

0 50 100 m

Scale: 1:5000

546000 547000

308000 307000 306000

LP37.03 LP37.04 LP37.01 LP37.01 LP36.01 LP14 LP53.01 LP53.03 LP53.02

BOLENESS ROAD NEW DROVE NEW DROVE HALFPENNY HALFPENNY LANE (TRACK) A47 A47 A47 ELM LOW ROAD ELM LOW ROAD ELM LOW ROAD NEW BRIDGE LANE NEW BRIDGE LANE HALFPENNY LANE MAIN ROAD MAIN ROAD MAIN ROAD MAIN ROAD ROSE LANE LIMES AVENUE TEN WAY CLOSE THE OAKS ATKINSONS LANE GROVE GARDENS CEDAR WAY HOLLY BANK GROVE SYWELL ABINGTON GROVE ATKINSONS LANE (TRACK) HENRY WARBY AVENUE ORCHARD PEARTREE BIRCH GROVE FRIDAY BRIDGE ROSEBERRY ROAD OLDFIELD GOSMOOR LANE BEGDALE ROAD WALES BANK BACK ROAD BACK ROAD (TRACK) BACK ROAD BAR DROVE B1101 A1101 A1101 A1101 A1101

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546000 547000

Fenland CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Elm (Inset 10)

Key

Site Allocations
- Residential / Residential-led development
- Employment / non-residential development
- Gypsy & Traveller Pitches
- Settlement Boundary

- Established Employment Area
- Conservation Area
- Consultation Area (MAA, MDA, WMA, TIA)
- Fenland District
- Area beyond district boundary

Scale: 1:7500

0 50 100 m

546000

547000

306000

305000

304000

LP54.01

LP54.02

LP54.03

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Fenland District Council

Draft Policies Map (June 2022) Friday Bridge (Inset 11)

Key

Site Allocations

Residential / Residential-led development

Settlement Boundary

Scale: 1:7500

0 50 100 m

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541000

542000

312000

LP55.01

LP55.02

LP55.03

HIGH ROAD

HASSOCK HILL DROVE

ST MARKS ROAD

CLOSE

GOTE LANE

WEST END

THE BARRACKS

ST CLOSE

BACK ROAD

OXFIELD DRIVE

OAK HILL ROAD

GREEN LANE (TRACK)

GREEN LANE

GOREFIELD ROAD

CATTLE DIKE

WOLF LANE

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541000

542000

312000

Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Gorefield (Inset 12)

Key

Site Allocations

Residential / Residential-led development

Settlement Boundary

Scale: 1:5000

0 100 200 m

Draft Policies Map (June 2022) Guyhirn (Inset 13)

Fenland District Council

Key

Site Allocations
- Residential / Residential-led development
- Settlement Boundary
- Special Area of Conservation
- County Wildlife Site
- Special Protection Area & Ramsar Site
- Sites of Special Scientific Interest
- Goose & Swan Functional Land IRZ

Scale: 1:7500

0 50 100 m

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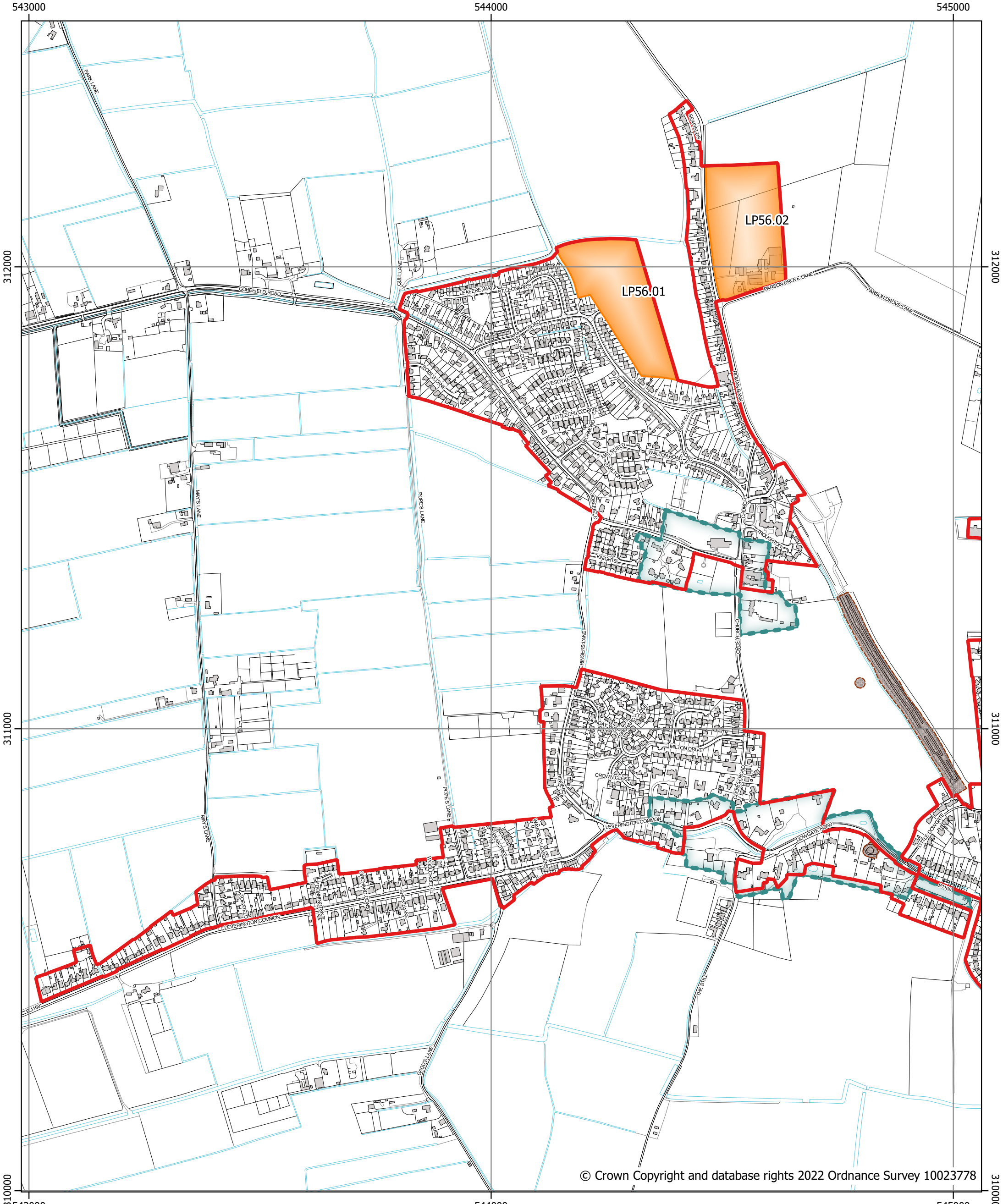


Fenland District Council

Draft Policies Map (June 2022) Leverington (Inset 14)

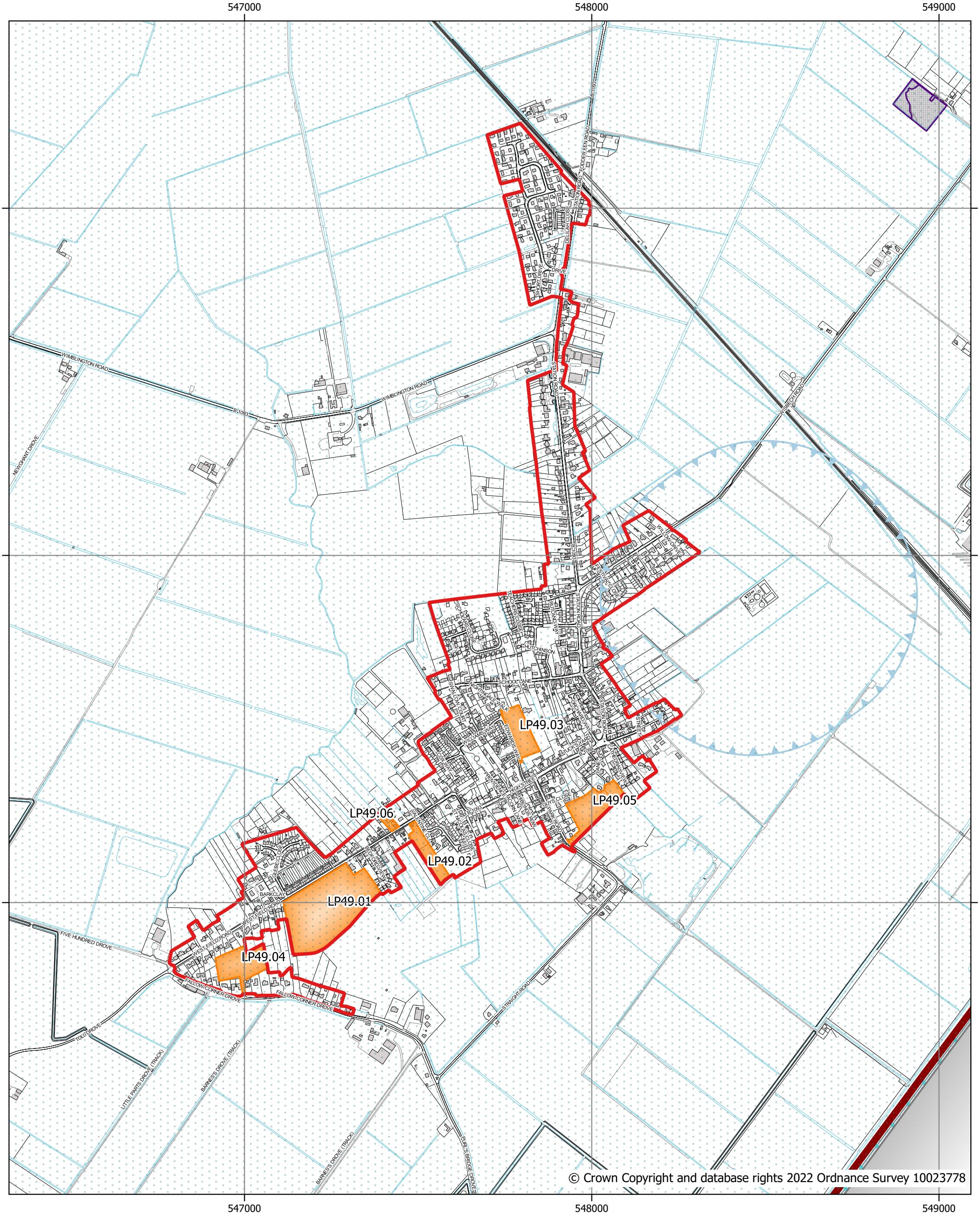
Key

Site Allocations

- Residential / Residential-led development
- Settlement Boundary
- Scheduled Monument
- Conservation Area

Scale: 1:7500

0 50 100 m



Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Manea (Inset 15)

Key

Site Allocations
- Residential / Residential-led development
- Settlement Boundary
- Site of Special Scientific Interest
- Consultation Area (WRA)
- Special Areas of Conservation
- Special Protection Area & Ramsar Sites
- County Wildlife Site
- Goose & Swan Functional Land IRZ
- Fenland District
- Area beyond district boundary

Scale: 1:10000

0 50 100 m

Draft Policies Map (June 2022) March (Inset 16)

Fenland District Council

Scale: 1:10000

Key

Site Allocations
- Residential / Residential-led development
- Mix of housing & non-residential uses
- Employment / non-residential development

- Broad Loc. Open Space, Rec. & Leisure
- Frontage Development Area
- Local Green Space
- Settlement Boundary
- Established Employment Area

- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)
- Scheduled Monument
- Conservation Area

- County Wildlife Site
- Goose & Swan Functional Land IRZ
- Fenland District
- Area beyond district boundary

Minerals & Waste Local Plan
- Mineral Development Area
- Transport Infrastructure Area
- Waste Management Area
- Water Recycling Area

- Consultation Area (MAA, MDA, WMA, TIA)
- Consultation Area (WRA)

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Draft Policies Map (June 2022) March Town Centre (Inset 16.1)

Fenland District Council

LP38.01
LP39.30
LP40.06
LP39.19
LP39.31
LP39.22

Key

Site Allocations

- Residential / Residential-led development
- Mix of housing & non-residential uses
- Settlement Boundary
- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)
- Conservation Area

Scale: 1:3500

0 50 100 m

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537000 538000 539000

307000

LP62.01

DIGLINS DROVE (TRACK)
MURROW BANK
STATION
BACK ROAD
FRONT ROAD
SEADYKE BANK
MURROW LANE
MILL ROAD
STATION AVENUE
LONG DROVE

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537000 538000 539000

Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Murrow (Inset 17)

Key

Site Allocations

Residential / Residential-led development

Settlement Boundary

Scale: 1:7500

0 100 200 m

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543000

544000

315000

315000

LP66.01

FRANKS LANE

B.1165

HIGH ROAD

HOGENS LANE

CHURCH

ROPER'S CLOSE

GOODENS LANE

St James' Close

RECTORY ROAD

WESTFIELD

FEN ROAD

MILL LANE

BREWERS LANE

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543000

544000

Fenland CAMBRIDGESHIRE

Fenland District Council

Draft Policies Map (June 2022) Newton-in-the-Isle (Inset 18)

Key

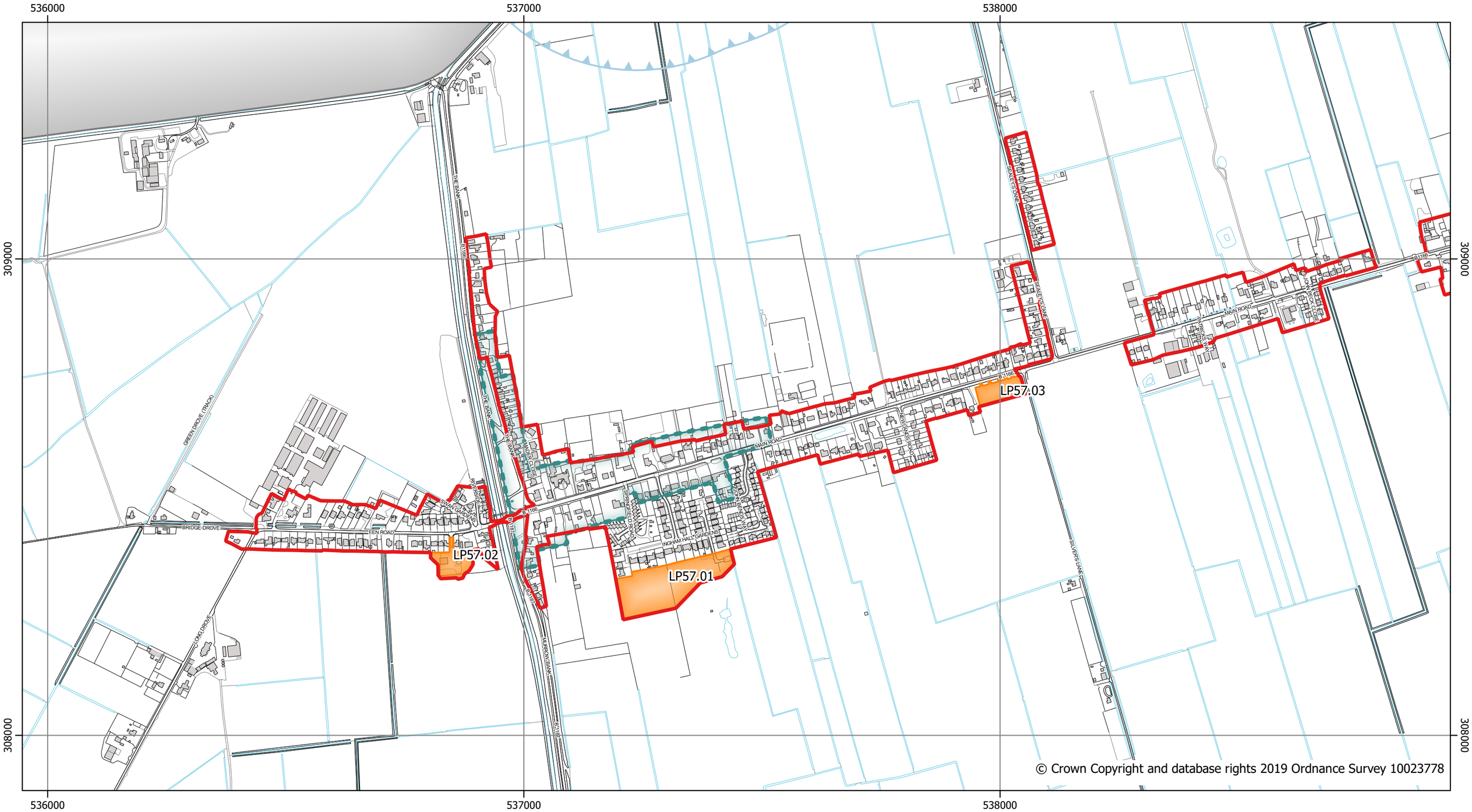
Site Allocations

Residential / Residential-led development

Settlement Boundary

Scale: 1:5000

0 100 200 m



Fenland District Council

Draft Policies Map (June 2022) Parson Drove (Inset 19)

Scale: 1:7500

0 100 200 m

Key

Site Allocations

Residential / Residential-led development

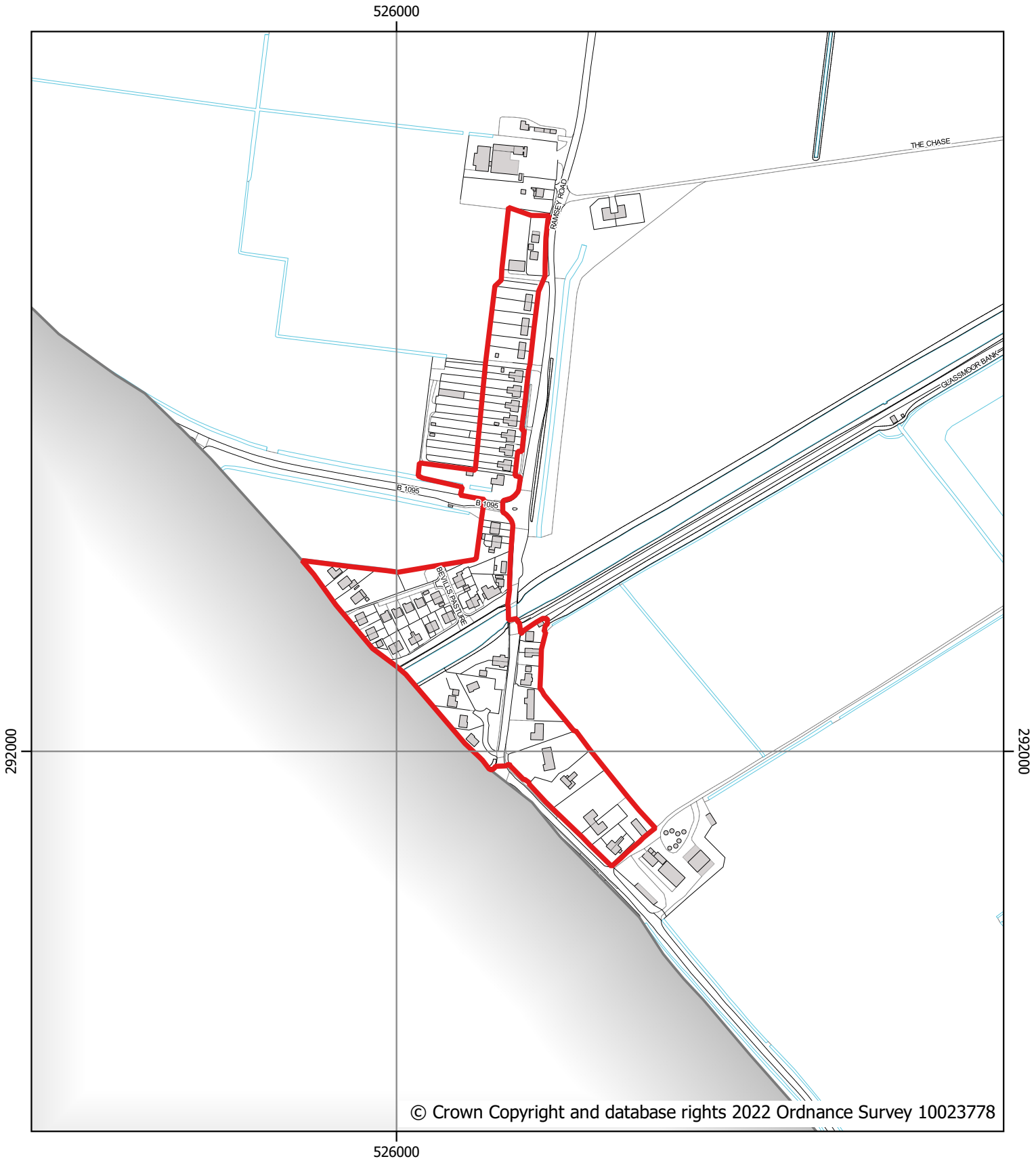
Settlement Boundary

Conservation Area

Consultation Area (WRA)

Fenland District

Area beyond district boundary



Fenland
CAMBRIDGESHIRE
Fenland District Council

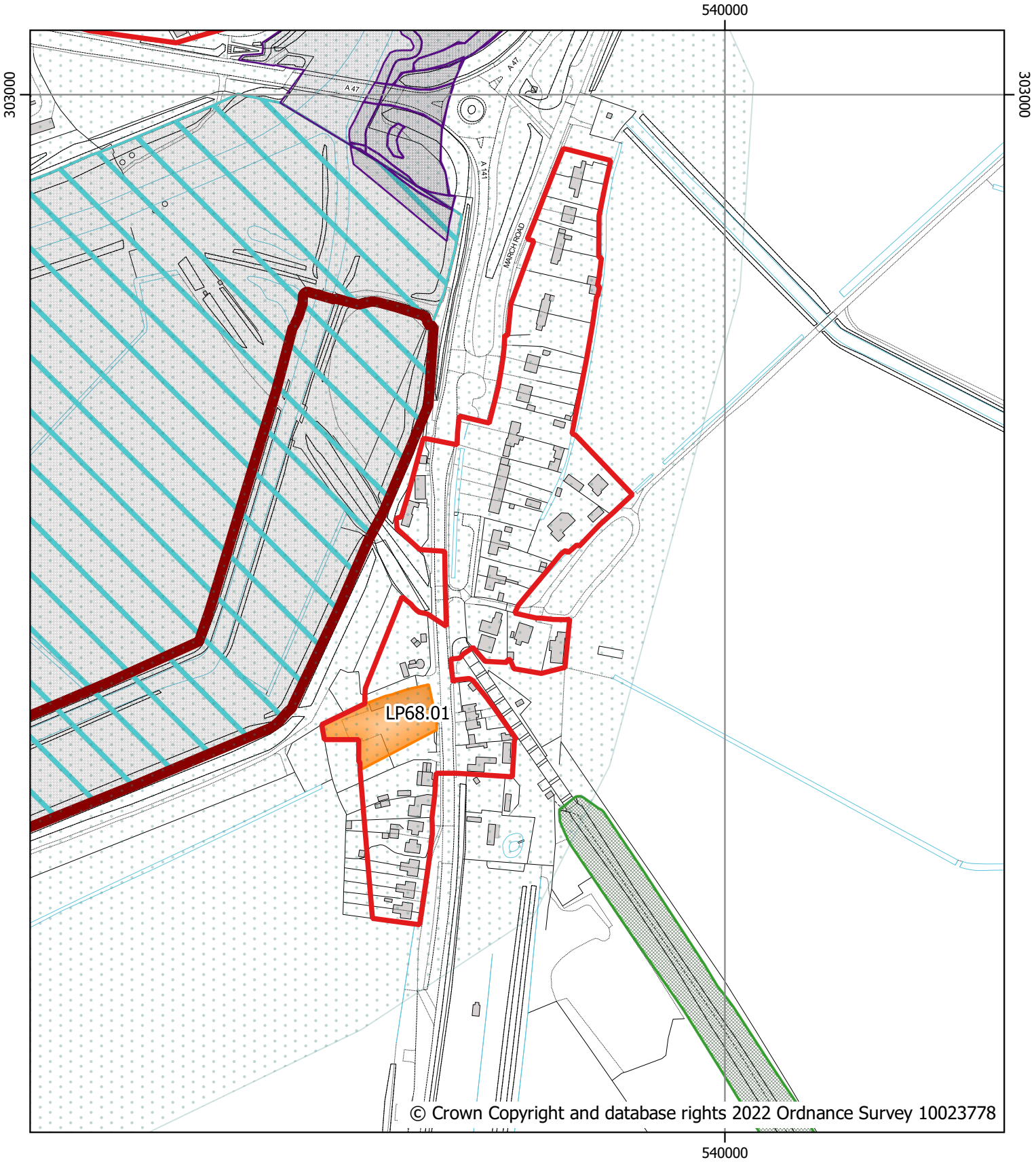
Draft Policies Map (June 2022) Pondersbridge (Inset 20)

Key

- Settlement Boundary
- Fenland District
- Area beyond district boundary

0 50 100 m

Scale: 1:5000



Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Ring's End (Inset 21)

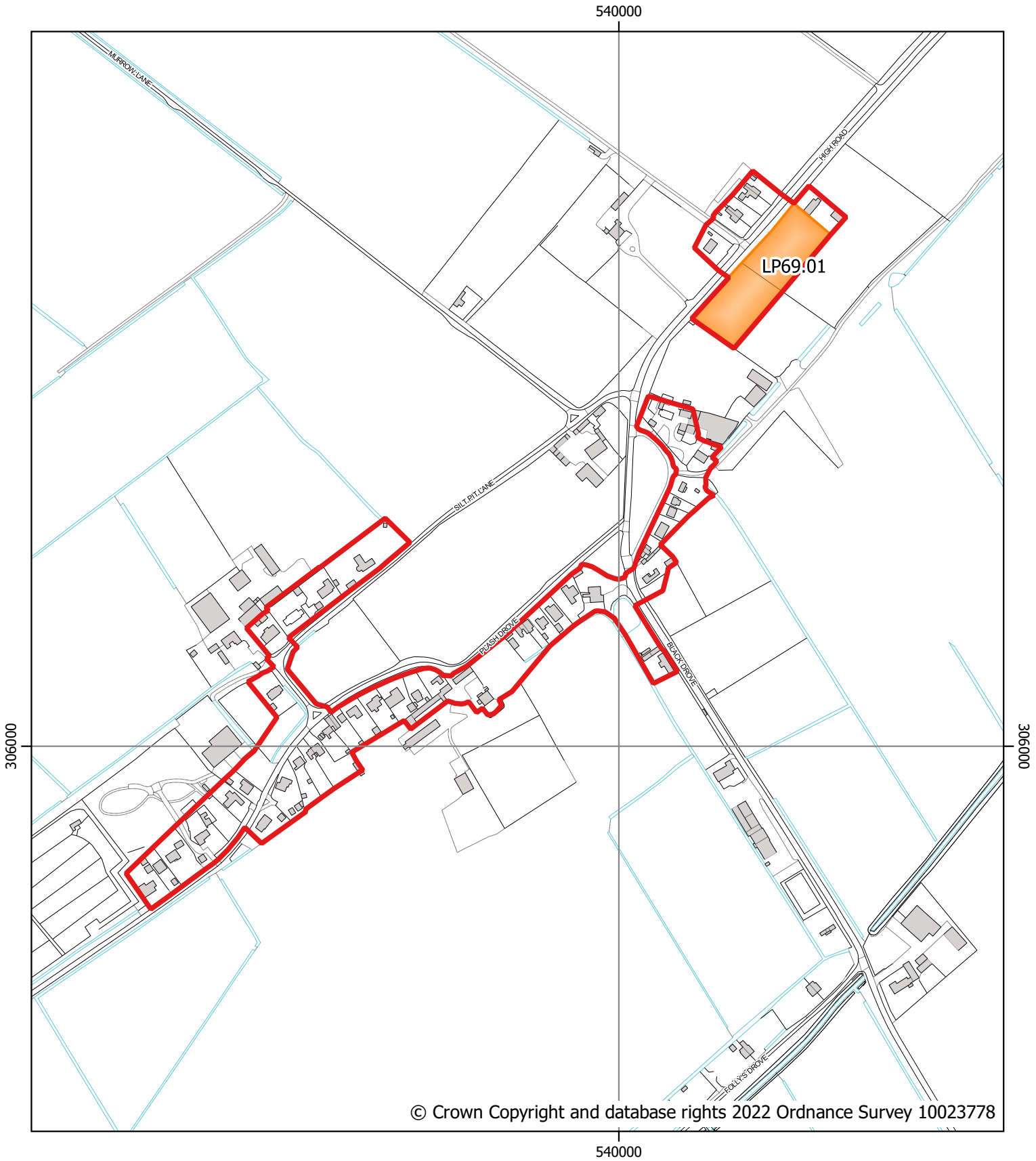
Key

Site Allocations

- Residential / Residential-led development
- Settlement Boundary
- Special Protection Area & Ramsar Sites
- Special Area of Conservation
- Site of Special Scientific Interest
- Goose & Swan Functional Land IRZ
- Local Nature Reserve
- County Wildlife Site

0 50 100 m

Scale: 1:3500



Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Tholomas Drove (Inset 22)

Key

Site Allocations

Residential / Residential-led development

Settlement Boundary

0 50 100 m

Scale: 1:5000

533000

534000

297000

MARCH

MARCH ROAD

WHITTLESEY ROAD

GOOSE FEN LANE

SCHOOL CLOSE

RED BARN

BURNTHOUSE ROAD

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Fenland
CAMBRIDGESHIRE
Fenland District Council

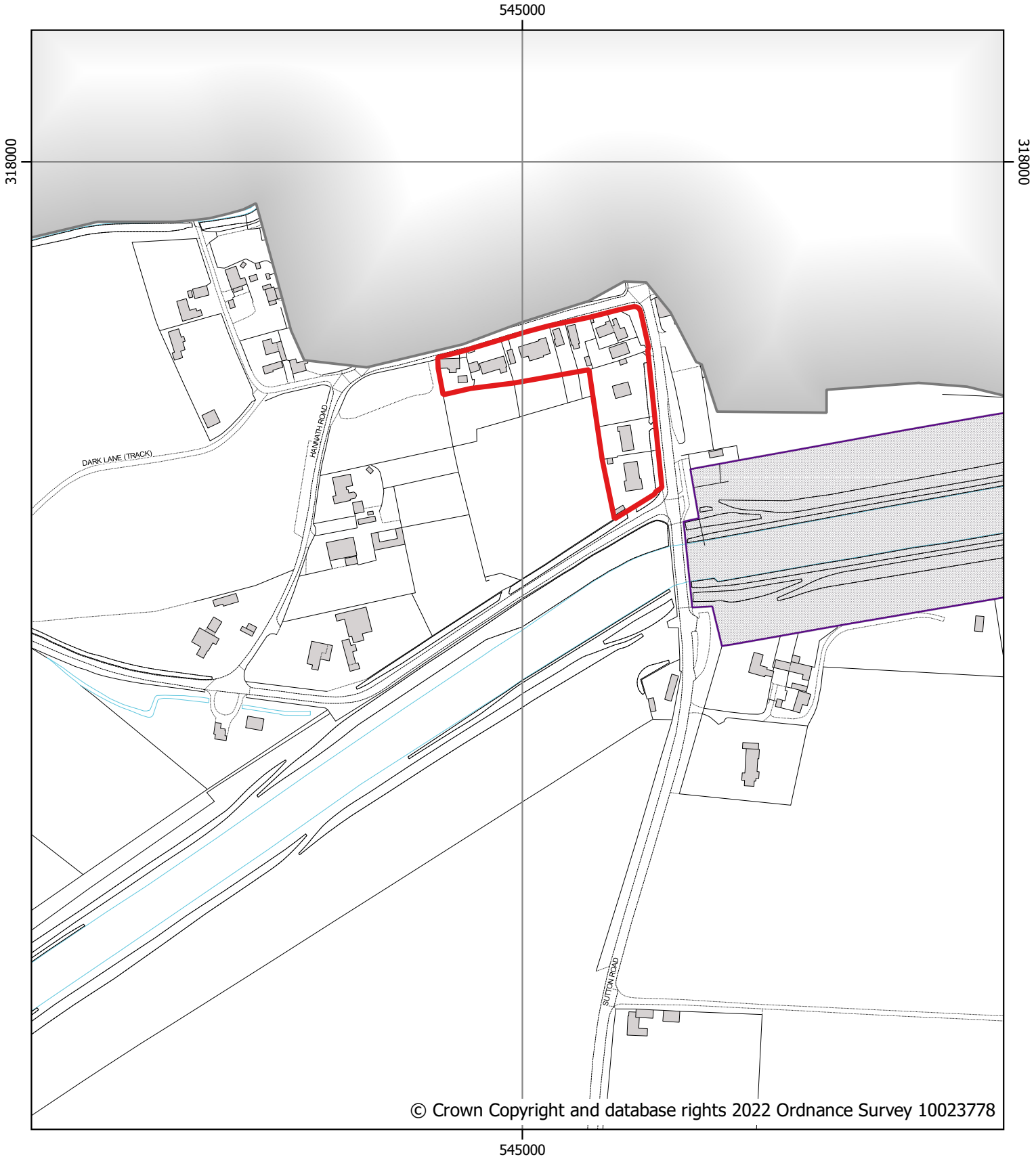
Draft Policies Map (June 2022) Turves (Inset 23)

Key

- Settlement Boundary
- Goose & Swan Functional Land IRZ

Scale: 1:5000

0 100 200 m



Fenland
CAMBRIDGESHIRE
Fenland District Council

Draft Policies Map (June 2022) Tydd Gote (Inset 24)

Key

- Settlement Boundary
- Fenland District
- County Wildlife Sites
- Area beyond district boundary

0 50 100 m

Scale: 1:3500

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542000

543000

317000

316000

LP63.01

HALL BANK

CHAPEL LANE

HOCKLAND ROAD

CATS LANE

FAUDYKE BANK

KIRKGATE

FOLD LANE

HIGH BROADGATE

FIELDSIDE VIEW

FIELD AVENUE

NEWGATE ROAD

CHURCH LANE

B1165

SAPPHIRE CLOSE

BEES LANE

HIGH DIKE BANK (TRACK)

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Fenland District Council

Draft Policies Map (June 2022) Tydd St Giles (Inset 25)

Key

Site Allocations

Residential / Residential-led development

Settlement Boundary

Fenland District

Area beyond district boundary

Scale: 1:5000

0 50 100 m

Draft Policies Map (June 2022) Whittlesey (Inset 26)

Fenland District Council

Scale: 1:7500

0 50 100 m

Key

Site Allocations
- Residential / Residential-led development
- Employment / non-residential development
- Frontage Development Area

- Settlement Boundary
- Local Green Space
- Established Employment Area
- Primary Shopping Frontage

- Primary Shopping Area
- Town / District Centre (EEA)
- Scheduled Monument
- Conservation Area

- Goose & Swan Functional Land IRZ
- County Wildlife Site
- Local Nature Reserve
- Site of Special Scientific Interest

- Special Protection Area & Ramsar Sites
- Special Area of Conservation
- Fenland District
- Area beyond district boundary

Minerals & Waste Local Plan
- Mineral Allocation Area
- Mineral Development Area
- Waste Management Area

- Water Recycling Area
- Consultation Area (MAA, MDA, WMA, TIA)

- Consultation Area (WRA)

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527000

297000

LP43.06

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527000

Fenland District Council

Draft Policies Map (June 2022) Whittlesey Town Centre (Inset 26.1)

Key

Site Allocations

- Residential / Residential-led development
- Settlement Boundary
- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)
- Conservation Area
- Goose & Swan Functional Land
- Consultation Area (WRA)

Scale: 1:3500

0 50 100 m

541000

542000

294000

293000

292000

291000

LP40.02

LP39.07

LP40.04

LP40.03

LP50.05

LP50.01

LP50.03

LP50.06

LP50.02

LP50.04

LP48.09

LP48.07

LP48.03

LP48.06

A141

B 1101

HOOK DROVE

WIMBLINGTON ROAD

UNWOOD LANE (TRACK)

ISLE OF ELY WAY

HOOK DROVE (TRACK)

MARCH ROAD

THE PADDOCKS

HOOK LANE

EASTWOOD END

Track

SPARROW LANE

RHONDA PARK

HOOK ROAD

Eastwood End

HONEYMEAD ROAD

GREENWOOD WAY

EATON ESTATE

WAGONERS WAY

KING STREET

WOODYSFIELD

ORCHARD

MORTON

MEADOW WAY

LYON WALK

NORFOLK STREET

NORMAN WAY

FULLERS

WEBB GARDENS

BAKERY

ASHTREE CLOSE

ADDISON ROAD

Wimblington

ST PETER'S DRIVE

CHURCH STREET

BELL GARDENS

DOBSON WALK

CHAPEL LANE

B 1093

WORKHOUSE DROVE (TRACK)

FROGS ABBEY LANE

MANEA ROAD

NYHILL ROAD

DODDINGTON ROAD

POND CLOSE

COURT

PARKFIELD LANE

BLUE LANE

CONEYWOOD

CONEYWOOD ROAD

Sludge

Skatepark

WOOD STREET

CYPRESS CLOSE

CEDAR AVENUE

ROWANS

GRANGE CLOSE

THE GRANGE

SUTTON WAY

THE LARCHES

CLOSE

DEXTER

KNIGHTS CLOSE

WIMBLINGTON ROAD

WOODSIDE CLOSE

HIGH STREET

CHILDS LANE

BRICKMAKERS ARMS LANE

BLOCK FEN DROVE

COMMON DROVE (TRACK)

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Fenland CAMBRIDGESHIRE

Fenland District Council

Draft Policies Map (June 2022) Wimblington (Inset 27)

Scale: 1:10000

0 50 100 m

Key

Site Allocations

- Residential / Residential-led development
- Employment / non-residential development
- Frontage Development Area
- Settlement Boundary
- Established Employment Area
- Scheduled Monument
- Conservation Area

Minerals & Waste Local Plan

- Waste Management Area
- Water Recycling Area
- Consultation Area (MAA, MDA, WMA, TIA)
- Consultation Area (WRA)

Draft Policies Map (June 2022) Wisbech (Inset 28)

Fenland District Council

Scale: 1:7500

0 50 100 m

Key

Site Allocations
- Residential / Residential-led development
- Employment / non-residential development
- Gypsy & Traveller Pitches

- Settlement Boundary
- Established Employment Area
- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)
- Scheduled Monument
- Registered Parks & Gardens
- Conservation Area
- County Wildlife Site
- Goose & Swan Functional Land IRZ
- Area beyond district boundary
- Fenland District

Minerals & Waste Local Plan
- Mineral Development Area
- Transport Infrastructure Area
- Waste Management Area

- Consultation Area (MAA, MDA, WMA, TIA)

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546000

310000

Cricket Ground

Factory

LP37.02

LP35.01

LP36.14

LP36.10

LP36.04

LP35.01

LP35.01

Rugby Pitches

Multistorey

LP36:03

North Hospital

LP36.12

River Nene

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546000

Fenland District Council

Draft Policies Map (June 2022) Wisbech Town Centre (Inset 28.1)

Scale: 1:3500

0 50 100 m

Key

Site Allocations

- Residential / Residential-led development
- Employment / non-residential development
- Settlement Boundary
- Established Employment Area
- Primary Shopping Frontage
- Primary Shopping Area
- Town / District Centre (EEA)
- Conservation Area
- Registered Parks & Gardens
- Consultation Area (MAA, MDA, WMA, TIA)

Draft Policies Map (June 2022) Wisbech St Mary (Inset 29)

Fenland District Council

Key

Site Allocations

- Residential / Residential-led development
- Settlement Boundary
- County Wildlife Site

Scale: 1:7500

0 50 100 m

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Agenda Item No:	**9**	
Committee:	**CABINET**	
Date:	**13 June 2022**	
Report Title:	**24 High Street Wisbech Project Update and Contract Award**	

1 Purpose / Summary

To provide Cabinet with an update on progress related to the 24 High Street Project and to seek authorisation to enter into a construction contract following the conclusion of the current procurement process.

2 Programme Summary

2.1 There has been continued positive progress with the National Lottery Heritage Fund (NLHF) Programme for Wisbech High Street. Through the months of December to April 2021/2022 the programme has seen continued progress regarding ongoing property projects, new property improvements starting on site and some larger projects completing.

2.2 Following regular contact with the NLHF regarding progress on the projects, the NLHF have confirmed in writing that they are willing to extend the project deadline into 2023 to ensure project completion.

2.3 Following an ongoing communications plan, the programme has also seen further property owners come forward to enquire regarding the final year of the grant being available for property improvements. Two further properties within Wisbech High Street have now come forward and are at early-stage development of their projects.

2.4 The project to redevelop 24 High Street continues, with important pre-contract work being undertaken whilst the Council is out to tender for a construction contractor.

2.5 The Council has extended the construction tender deadline to 10 June 2022. At the time of writing, no update is available regarding the outcome of the tender process as the conclusion of that process falls after the report deadline. It is anticipated that additional information will be published and circulated to Cabinet Members prior to the meeting on 13 June 2022.

3 Recommendations

3.1 That Cabinet notes the current position in relation to the 24 High Street project; and

3.2 Subject to the availability of additional information relating to the concluded procurement process:

- Notes the outcome of the tender evaluation process;
- Authorises the spend associated with the award of a construction contract to the preferred bidder; and
- Approves officers to undertake all actions associated with the legal and financial requirements necessary to finalise the contractual arrangements.

Wards Affected	Medworth Ward
Forward Plan Reference	KEY21APR22/01
Portfolio Holders	Cllr Ian Benney – Portfolio Holder for Economic Growth Cllr Chris Seaton – Portfolio Holder for Social Mobility and Heritage Cllr Chris Boden – Leader of the Council and Portfolio Holder for Finance
Report Originator Contact Officers	Matt Wright High Streets Project Manager Paul Medd Chief Executive Phil Hughes Acting Assistant Director Matt Wright High Streets Project manager
Background Papers	20 February 2020 Cabinet Report 1 July 2021 Cabinet Reports Planning documentation- application reference F/YR21/0680/FDC

4 Capital Programme Project Update – 24 Wisbech Highstreet

4.1 Following the previous Cabinet update regarding the Wisbech High Street Programme, there has been positive progress relating to 24 Wisbech Highstreet.

4.2 Following the previous unsuccessful procurement, officers have utilised a framework of contractors to better ensure bids for the project. The Invite to Tender is currently out with a revised deadline of 10 June 2022. Following this date, officers and the project team will rapidly review the tenders received with a view to having a preferred supplier selected as soon as possible. Following the tender evaluation process having been completed, it is anticipated that additional information will then be published enabling consideration of the recommendations set out at paragraph 3.2 of this Report.

4.3 Party wall investigations continue through our private sector partners. Currently we are not aware of any risk to the project programme as a result of this work.

4.4 Once a preferred supplier is selected and approved by Cabinet, officers will engage with the National Lottery Heritage Fund (NLHF) to align the funding agreement. This will allow the funds to be allocated from the external funding body in readiness for delivery of the project.

5 Legal Implications

5.1 The procurement has been carried out in accordance with Fenland District Council's Code of Procurement. In view of the anticipated value of the construction contract, Cabinet member approval is required in order to award.

5.2 In view of the deadline for publishing the Agenda for the Cabinet meeting on 13 June 2022, it has not been possible to include information about the tender/valuation process within this report. It is essential both to the progress of the project and the accuracy of the financial information and timetabling proposed by the bidders to conclude the process as soon as possible. Regulation 7 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 permit an exception to the requirement for reports to be published 5 clear days in advance of a meeting in circumstances where the information is not available at the time of publication.

5.3 Additional information will therefore be published and circulated to Cabinet Members as soon as possible after those processes have concluded in order to facilitate a timely decision in relation to an award.

6 Financial Implications

6.1 The Council has allocated a capital budget of £1.35M to this project which includes a £238k contribution from the NLHF. Members will recognise that in the current economic climate this budgetary provision is unlikely to be sufficient. If the outcome of the tendering process identifies a viable bid, authorisation will be sought to increase the amount set aside in the capital programme based on a comprehensive appraisal of the financial implications of the proposed investment, including updated financing costs. As is noted above, officers are continuing to negotiate with representatives from the NLHF to obtain the optimal amount of grant money to support delivery of the project. However, at this stage there is no guarantee that the NLHF contribution will exceed £238k.

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DRAFT 6 MONTH CABINET FORWARD PLAN –
Updated 27 May 2022

(For any queries, please refer to the published forward plan)

CABINET

CABINET DATE	ITEMS	LEAD PORTFOLIO HOLDER
11 Jul 2022	1. Annual Report 2021/22 2. Treasury Management Annual Report 2021/22 3. Financial Outturn Report 2021/22 4. Capital Update Report 5. Council Tax Support Scheme 6. Housing Enforcement Policy 7. Whittlesey Neighbourhood Planning Referendum 8. Accommodation Review 9. Cabinet Draft Forward Plan 10. 24 High Street, Wisbech (TBC)	Cllr Boden Cllr Boden Cllr Boden Cllr Boden Cllr Boden Cllr Hoy Cllr Laws Cllr Boden Cllr Boden Cllr Seaton / Cllr Hoy / Cllr Tierney
15 Aug 2022	Reserve meeting date	-
3 Oct 2022	1. Whittlesey Neighbourhood Planning Referendum 2. Investment Board Update 3. 24 High Street, Wisbech (TBC) 4. Cabinet Draft Forward Plan	Cllr Laws Cllr Boden / Cllr Tierney / Cllr Benney Cllr Seaton / Cllr Hoy / Cllr Tierney Cllr Boden
24 Oct 2022	1. 24 High Street, Wisbech (TBC) 2. Cabinet Draft Forward Plan	Cllr Seaton / Cllr Hoy / Cllr Tierney Cllr Boden
14 Nov 2022	1. 24 High Street, Wisbech (TBC) 2. Cabinet Draft Forward Plan	Cllr Seaton / Cllr Hoy / Cllr Tierney Cllr Boden

TBC = To be confirmed

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