

## 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 13<sup>th</sup> 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'.*

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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 forms 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 into the countryside thereby balancing the need for housing and employment growth with conserving its intrinsic character and beauty<sup>1</sup>; 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, RRecognising 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).

<sup>1</sup> A requirement of Para. 174 NPPF 2021

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### **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.

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### **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**.

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### 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).