



Fenland Monitoring Report 2016 - 2017

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Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 This monitoring report covers the period between 1 April 2016 and 31 March 2017. The current Fenland Local Plan was adopted on 8th May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993.
- 1.3 The source of the information used in this report is Fenland District Council or from the Cambridgeshire County Council Research and Monitoring Team unless otherwise stated.

Period Covered

- 1.4 This AMR covers the period 1 April 2016 to 31 March 2017, and hereafter is referred to as the monitoring period.

Key findings of the 2016-17 Monitoring Report

- 1.5 The following summarises the key findings of this AMR:
 - The Developer Contributions SPD became effective from 6 April 2015 onward although it was adopted on 26 February 2015;
 - There were 413 net dwelling completions which was higher than the previous year's completion number of 290;
 - There were 15 affordable housing completions (gross), which was lower than the previous year's record of 74;
 - Average density of new housing development increased to around 44 dwellings per hectare;
 - There was 7,615sq.m of additional business floor space created in the district in 2016/17;
 - There was an increase of 1,531 sq m of "town centre uses" built in the district;
 - There has been no change in the percentage of designated nature sites deemed to be in positive conservation management during 2016/17. This has remained the same at just over 48% and is considered to be low;
 - 187 kilowatts of additional renewable energy were provided predominately through photovoltaic farms.

Detailed Portrait of Fenland

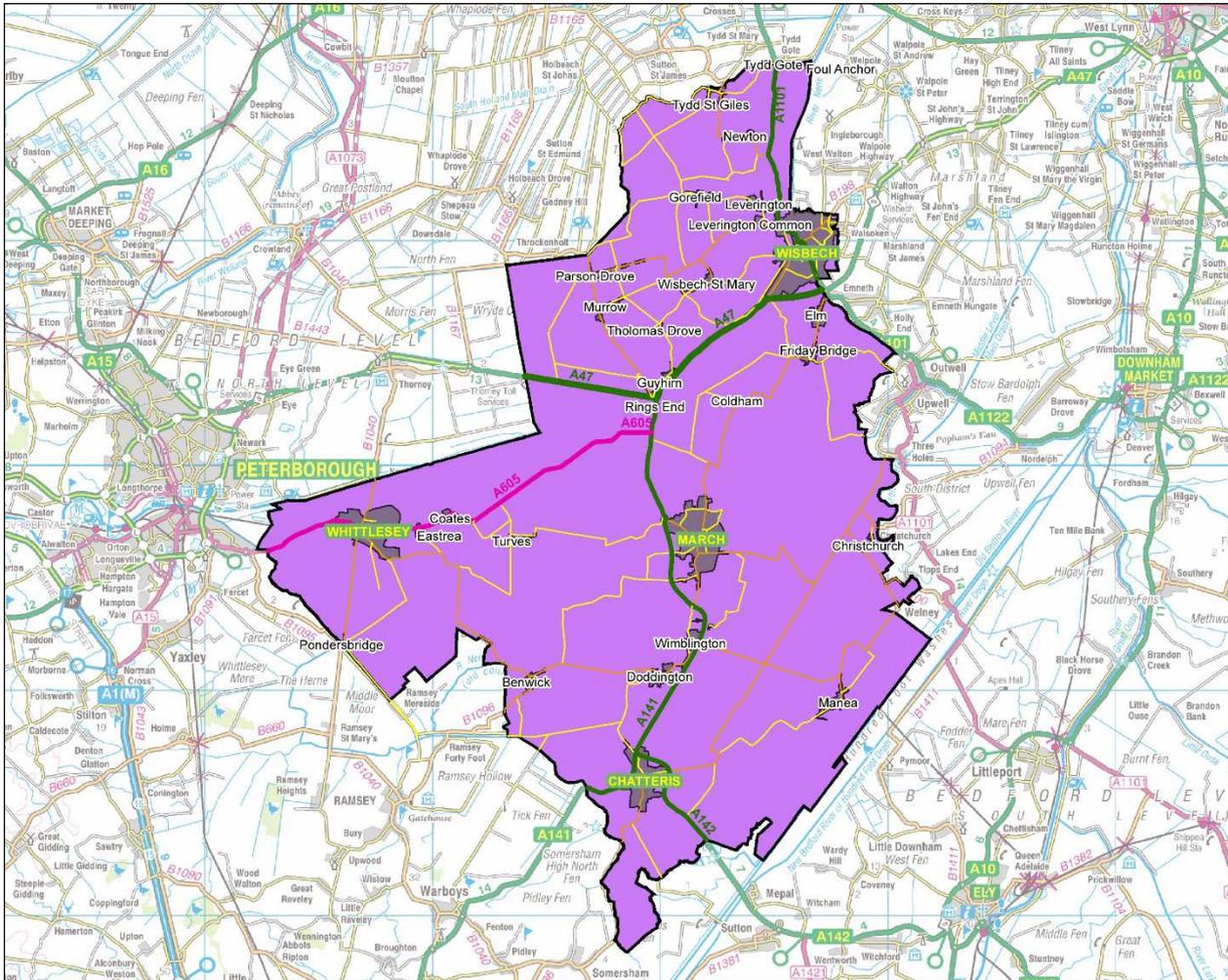
1.6 Detailed information on topics such as Population, Households, Economy, Health and Education can be found in the Cambridgeshire Profiles¹ produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council. The Research and Performance Team report is updated regularly and should be read alongside this AMR.

Location

- 1.7 Fenland is a predominantly rural district located in the northern part of Cambridgeshire and to the east of the City of Peterborough. The district covers an area of about 550 square km (210 square miles). It contains four market towns, Chatteris, March, Whittlesey and Wisbech and a large number of villages and smaller settlements.

¹ <http://atlas.cambridgeshire.gov.uk/census/CambsProfiles/atlas.html>

Figure 1 – The District of Fenland



Reproduced from OS material with permission. Fenland District Council 10023778, 2013

Population

1.8 The table below sets out essential county wide information on population:

Table 1 – Cambridgeshire and Districts Population Estimates mid-2011 to mid-2015

Local Authority Area	Mid-2011 estimate	Mid-2012 estimate	Mid-2013 estimate	Mid-2014 estimate	Mid-2015 estimate	% Change mid-2011 to mid-2015	% Change mid-2014 to mid-2015
Cambridge	124,350	125,480	127,050	130,250	132,130	6.30%	1.40%
East Cambridgeshire	84,100	84,710	85,280	85,740	86,300	2.60%	0.70%
Fenland	95,870	96,420	97,240	97,880	99,170	3.40%	1.30%
Huntingdonshire	170,470	171,950	172,880	174,540	176,050	3.30%	0.90%
South Cambridgeshire	149,390	150,190	150,550	152,350	154,660	3.50%	1.50%
Cambridgeshire	624,180	628,750	633,000	640,760	648,310	3.90%	1.20%

Source: Cambridgeshire County Council Research Group's mid-2011 to mid-2015 population estimates

1.9 About 71% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parish is Wisbech, with a population of around 24,100; March (excluding the prison population) is 22,980; Whittlesey is 12,980 and Chatteris is 10,810². This data is based on ward boundaries.

1.10 The following link provides details on population estimates in Fenland and Cambridgeshire:
<http://cambridgeshireinsight.org.uk/populationanddemographics>

Authorities' Monitoring Report and the Local Planning Regulations 2012

Regulation 34(1) – Local Plan and Supplementary Planning Document (SPD) Progress

34. (1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme; .

(b) in relation to each of those documents— .

(i) the timetable specified in the local planning authority's local development scheme for the document's preparation; .

(ii) the stage the document has reached in its preparation; and .

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and .

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

1.11 A Local Development Scheme (LDS) is the project plan setting out the content and relevant timescales for the delivery of a council's Local Plan. Fenland's first LDS publication was in 2005, with several revisions since then. The latest version is dated March 2013, and therefore relevant to the Monitoring Period.

1.12 To meet Regulation 34(1) (a), the title of Local Plans (DPDs) and SPDs in the LDS are as follows:

- Fenland Core Strategy DPD

² Further information on the Census is available here:
<http://www.cambridgeshireinsight.org.uk/Census2011>

1.13 The Fenland Core Strategy DPD (later renamed the Fenland Local Plan) was adopted on 8th May 2014. This replaced the Fenland District-Wide Local Plan 1993.

1.14 To meet Regulation 34(1) (b) (i) and (ii), the LDS set out the following timetable for the Core Strategy production.

	Draft Consultation	Further Draft Consultation	Proposed Submission Consultation	Submission to SofS	Hearing	Adoption
LDS March 2013:	July-Sept 2011 Completed	July-Sept 2012 Completed	Feb – April 2013	May 2013	Sept 2013	Dec 2013
Actual	July-Sept 2011 Completed	July-Sept 2012 Completed	Feb-April 2013, plus June-Aug 2013	September 2013	December 2013	May 2014

1.15 To meet Regulation 34(1)(b)(i), it is confirmed by the above table that the Local Plan preparation did slip behind the LDS timetable, and the primary reason for this was due to the additional Proposed Submission Addendum consultation which took place between June-August 2013. The overall slippage which occurred during the monitoring period was about 3 months.

To meet Regulation 34(1)(c), it is confirmed that no local plan or supplementary planning documents were adopted during the monitoring period.

Regulation 34(2) Non-Implementation of a Policy

34. (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority’s monitoring report must—

(a) identify that policy; and .

(b) include a statement of— .

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

1.16 To meet Regulation 34(2), it is confirmed that all policies in the Fenland Local Plan 2014 were being implemented during the monitoring period.

Regulation 34(3) – Net additional dwellings

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local

planning authority’s area, the local planning authority’s monitoring report must specify the relevant number for the part of the local planning authority’s area concerned—

- (a) in the period in respect of which the report is made, and**
- (b) since the policy was first published, adopted or approved.**

1.17 With regard to Regulation 34(3) the Fenland Local Plan 2014 specifies that an average of 550 dwellings per annum should be provided during the twenty year plan period (2011 to 2031). The 2014 Local Plan also sets out that the Strategic Housing Market Assessment for the Cambridge Housing Sub-Region (SHMA 2012) identifies a need for 3,527 affordable housing units in the plan period if the backlog and newly arising need is to be met.

1.18 In relation to Regulation 34(3)(a) It is confirmed that 413 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 15 gross affordable homes were completed (despite the terminology used in the regulations about ‘net’ affordable dwellings, it is not possible to monitor net affordable dwellings completed, as it is not possible to monitor affordable dwelling losses and indirect gains easily. For example, a dwelling may be ‘affordable’ one year, but then be converted to a non-affordable dwelling, something which the local planning authority does not monitor. Likewise, a non-affordable dwelling may be converted to an affordable dwelling by a Registered Social Landlord (RSL), without the local planning authority being involved in such a process.

1.19 In relation to Regulation 34(3)(b) it is confirmed that 2,119 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2017. During this period 365 affordable dwellings were completed.

1.20 For information purposes, Tables 2 and 3 below provide information about dwellings completions in Fenland since 1st April 2002 to 31 March 2017. Table 2 provides details of net completions and Table 3 gross completions.

Table 2 - Fenland net completion totals

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Completions	697	733	635	781	766	921	308	235	294	210	320	331	555	290	413
Cumulative	697	1,430	2,065	2,846	3,612	4,533	4,841	5,076	5,370	5,580	5,900	6,231	6,786	7,076	7,489

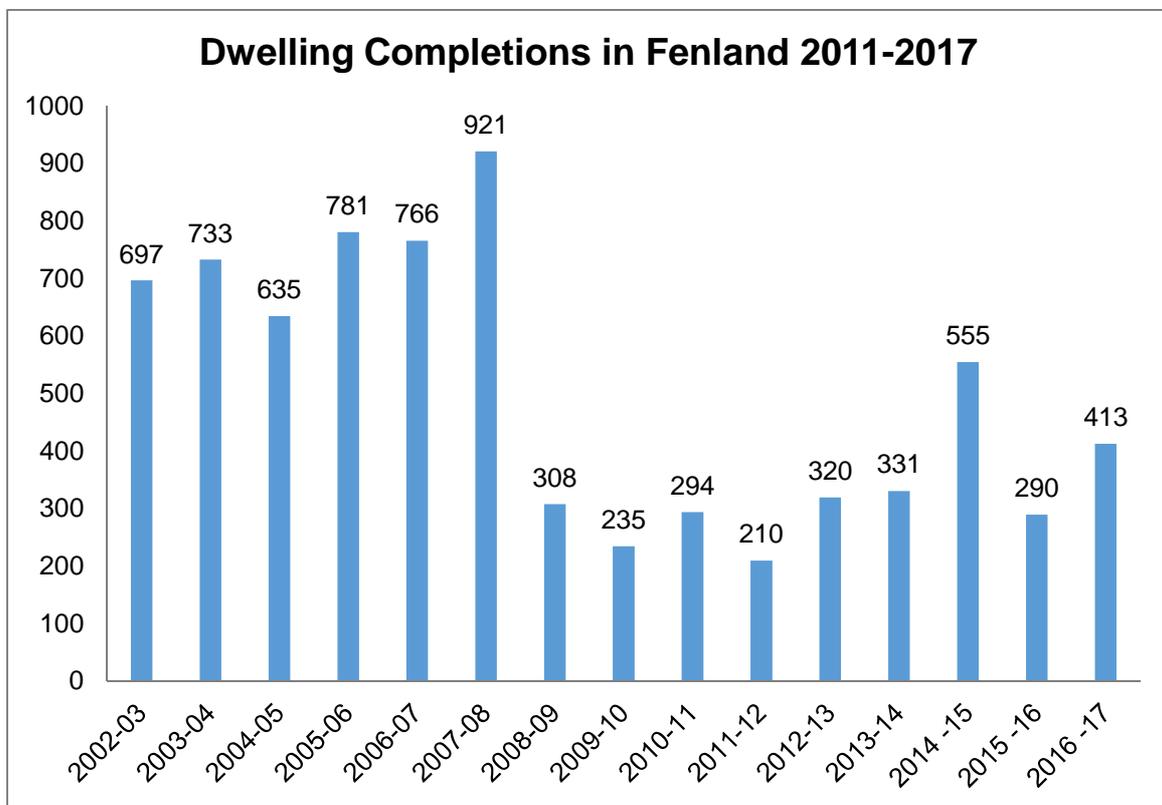
1.21 The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Completions	731	768	659	810	798	962	351	266	324	242	360	422	589	348	439
Cumulative	731	1,499	2,158	2,968	3,766	4,728	5,079	5,345	5,669	5,911	6,271	6,693	7,282	7,630	8,069

1.22 During the period 2001-2008 Fenland consistently delivered a high level of net housing. The downturn in the national economy in 2008 did see a significant decline in building rates. Completions in 14/15 increased to the highest level since 07/08 just above the annual target although this reduced in the following year but has risen again during the monitoring period. Figure 2 helps illustrate the 'peaks' and troughs' of the past 15 years:

Figure 2 – Net Completions in Fenland 2002 to 2017



1.23 The cumulative total and annual average completions since 2002 is set out in

1.24

1.25

1.26 Table 4 below. It shows that the annual average peaked at 756 during 2007/2008 but has since fallen and is currently at 499 per annum.

Table 4 – Cumulative total and annual average

	Cumulative total	Annual Average
2002-03	697	697
2003-04	1,430	715
2004-05	2,065	688
2005-06	2,846	712
2006-07	3,612	722
2007-08	4,533	756
2008-09	4,841	692
2009-10	5,076	635
2010-11	5,370	597
2011-12	5,580	558
2012-13	5,900	536
2013-14	6,231	519
2014 -15	6,786	522
2015 -16	7,076	505
2016 -17	7,489	499

1.27 Table 5 below demonstrates that 181 net dwellings, or around 67% of total completions in 16/17, came forward in the four market towns. Over the last five years, the majority of development, specifically about 61%, has been in these four main towns.

Table 5 – Net Dwelling Completions by Settlement

	2016-2017	2012-17
Benwick	4	11
Chatteris	29	238
Christchurch	0	2
Church End	2	16
Coates	1	10
Coldham	1	2
Collett's Bridge	0	0
Doddington	2	16
Eastrea	0	18
Elm	2	17
Elm/Friday Bridge	1	1
Foul Anchor	0	2
Friday Bridge	1	12
Gorefield	0	11
Guyhirn	4	20
Leverington	4	16
Manea	4	65
March	35	302
Murrow	7	40

Newton	4	17
Parson Drove	1	11
Ponders Bridge	0	2
Pondersbridge	0	0
Rings End	2	2
Tholomas Drove	2	3
Turves	0	8
Tydd Gote	0	0
Tydd St Giles	1	8
Whittlesey	143	227
Wimblington	0	4
Wisbech	58	398
Wisbech St Mary	0	14
Outside Development Boundary	105	416
Total Fenland	413	1909

Gypsy and Traveller Pitches

1.28 This monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.” (Core Output Indicators - Update 2/2008).

1.29

1.30

1.31

1.32 Table 6 details the net total number of pitches that have been completed in each monitoring period since 2002. For a pitch to be considered completed it must be available for use. For the 2016/17 monitoring period there was 1 net additional pitch or plot in the district. Details of the up-to-date position on the number of Gypsy and Traveller Pitches can be found in the Council’s Five Year Housing Land Supply report (March 2018) at this link:

<http://www.fenland.gov.uk/article/3043/Key-Facts-and-Monitoring-Reports>

Table 6 - Additional Pitches for Gypsies and Travellers and Travelling Show people

Additional Pitches for Gypsies and Travellers (Net)															
2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
0	0	0	0	0	3	0	2	11	2	0	0	10	3	1	32

Affordable housing completions (Gross)

1.33 Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2016 and 31 March 2017 there were 15 affordable dwelling completions which represent approximately 3% of gross dwelling completions in the monitoring period.

1.34 Table 7 sets out completions over the past 15 years.

1.35 Implementation of the Local Plan should improve the supply of affordable housing by bringing forward larger development schemes particularly in the market towns. Support from the Cambridgeshire and Peterborough Combined Authority should also assist.

Table 7 – Affordable Housing Completions (Gross)

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Total Gross Completions (all homes)	731	768	659	810	798	962	351	266	324	242	360	422	589	348	439
Affordable (Gross)	35	82	77	75	94	104	74	54	65	7	50	54	165	74	15
Percentage Affordable	5%	11%	12%	9%	12%	11%	21%	20%	20%	3%	14%	13%	28%	21%	3%

Housing densities

1.36

1.37

1.38 Table 8 below shows the average density of dwellings for the period 1st April 2002 to 31st March 2017 for sites with more than 9 dwellings. The average density of development peaked in 2009-10. It then reduced considerably to just over 21 dwellings per hectare (dph) in 2011-12. This could have been due to the government's removal of the minimum density requirements, as well as a general downturn in the market for developments for flats. However, in the last three years there has been an increase in average density reaching 44 dph in the monitoring period. The annual average density since 2002 is 30dph.

Table 8 – Density of Completed Dwellings

Average Density of Completed Dwellings in Fenland (Dwellings Per Hectare) – more than 9 dwellings	
2002-03	28
2003-04	25
2004-05	23
2005-06	32
2006-07	20
2007-08	37
2008-09	27
2009-10	64
2010-11	43
2011-12	21
2012-13	27
2013-14	35
2014-15	37
2015-16	32
2016-17	44
2002-2017	30

Dwelling Size – No. of Bedrooms

1.39 As illustrated in

1.40 Table 9 - Dwelling Sizes, in the 16/17 monitoring year 2 Bed dwellings comprised about 39% of the total followed by 3 Bed units of about 34%. The combined total of 2 and 3 bed dwellings since 2002-03 amounts to about 65% of total gross dwelling completions. This monitoring year 4+ bed dwellings account for about 17% of the total and 1 bed units 11%.

Table 9 - Dwelling Sizes (based on gross completions)

	2002 - 03	2003 - 04	2004 - 05	2005 - 06	2006 - 07	2007 - 08	2008 - 09	2009 - 10	2010 - 11	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17
1 Bed	58	73	19	61	71	85	30	38	47	13	56	64	61	37	25
2 Bed	203	141	179	255	269	330	154	102	111	89	102	141	218	134	95
3 Bed	237	292	217	289	264	340	95	75	103	88	129	135	221	117	181
4+ Bed	231	214	218	190	173	164	70	48	44	44	68	74	88	58	114
Unknown	2	48	26	15	21	43	2	3	19	8	5	8	1	2	24
Total	731	768	659	810	798	962	351	266	324	242	360	422	589	348	439

Housing Land Supply in Fenland

1.41 The Council has published a separate report entitled Fenland's Five Year Housing Land Supply Report showing how Fenland is able to meet its five year land supply. The full report is available on our website here: <http://www.fenland.gov.uk/article/3043/Key-Facts-and-Monitoring-Reports>

Regulation 34(4) – Neighbourhood Planning

34. (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.

1.42 To meet Regulation 34(4), it is confirmed that no neighbourhood development plans or orders were made ('adopted') in the monitoring period. Full details on neighbourhood planning in Fenland can be found here: <http://www.fenland.gov.uk/neighbourhood-planning>

Regulation 34(5) - Community Infrastructure Levy (CIL)

34. (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(2), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those

Regulations.

- 1.43 For the purpose of Regulation 34(5), it is confirmed that Fenland District Council does not have a CIL in place, nor is it currently preparing a CIL.

Regulation 34(6) – Duty to Cooperate

34. (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

Duty to Cooperate: Joint Plans or other applicable Strategies

- 1.44 It is confirmed that no joint plans or other applicable strategies were adopted or under preparation during the monitoring period.

Duty to Cooperate: Joint work on evidence documents on matters of strategic importance

- 1.45 Fenland District Council cooperates fully on matters of cross-boundary strategic importance. Of particular note in the monitoring period were the following:
- Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) and associated Memorandum of Co-operation (May-13).
 - The SHMA is a living document and updated on a regular basis. It is hosted on the Cambridgeshire Insight website <http://cambridgeshireinsight.org.uk/>
 - The Memorandum of Co-operation was used to prepare the Fenland Local Plan 2014 and is being used by other Cambridgeshire authorities in the preparation of their local plan documents. This is available to view in our planning policy library: <http://www.fenland.gov.uk/article/7045/The-Planning-Policy-Library>
 - The preparation of a Flood and Water SPD with all other Cambridgeshire authorities.
- 1.46 In addition the Council has worked with the Borough Council of King Lynn and West Norfolk (BCKLWN) on the production of a Broad Concept Plan for the East Wisbech Strategic Allocation. East Wisbech is allocated in the Fenland Local Plan for around 900 dwellings and in the emerging BCKLWN Site Allocations DPD for at least 550 dwellings. The on-going work between the two authorities is part of joint working which has happened over the past few years.

Other Items Reported on in this AMR

1.47 This section of the AMR sets out monitoring information on matters which the regulations do not expressly require to be monitored. However, such information is considered useful in decision making and future plan preparation.

Additional Employment Floor Space

1.48 This indicator relates to the amount of additional floor space completed within the monitoring period.

1.49 Secondary planning legislation – the Town and County Planning (Use Classes) Order 1987 (as amended) and the Town and County Planning (General Permitted Development) Order 1995 (as amended) groups types of use of premises into classes, so that no planning permission is required if a building is changed from one use to another within the same class. Employment floorspace for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories).

1.50 Table 10 shows the additional floor space created for employment (all B1 to B8 uses) in Fenland over the period 01 April 1999 to 31 March 2017.

Table 10 - Additional Employment Floor Space

	1999-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
B1 – Unspecified	0	0	0	0	0	288	414	2,045	0	577	1,008	0	0
B1a – Offices	4,122	899	2,380	3,782	489	1,337	1,081	3,840	1,400	1,964	859	0	822
B1b – Research	0	0	0	0	0	0	0	0	0	0	0	0	63
B1c – Light Industry	5,715	1,764	2,218	836	3,580	560	1,088	1,973	3,055	354	576	897	1,610
B2 – General Industry	45,777	10,598	4,733	27,992	11,907	4,029	3,868	15,605	5,721	6,148	3,277	2,240	1,262
B8 – Storage and Distribution	30,143	6,884	11,103	22,088	5,631	5,470	16,253	18,706	46,250	3,569	1,636	9,206	1,030
Total	85,757	20,145	20,434	54,698	21,607	11,684	22,704	42,169	56,426	12,612	7,356	12,343	4,787

	2014-15	2015-16	2016-17	Total
B1 – Unspecified	3,237	0	0	7,569
B1a – Offices	353	1,789	540	25,657
B1b – Research	402	0	0	465
B1c – Light Industry	1,015	392	317	25,950
B2 – General Industry	3,923	5,855	5,105	158,040
B8 – Storage and Distribution	3,365	12,317	1,653	195,304
Total	12,295	20,353	7,615	412,985

1.51 For the period 2016-17 a total of 7,615 sq.m of additional employment floor space was created in Fenland. The total is a much smaller increase compared to the previous monitoring period (20,353 sq.m) and the smallest increase in employment floor space since 2013/14.

Completed floor space for “town centre uses”

1.52 This information relates to the amount of floor space created for “town centre uses”. For the purposes of this indicator, the town centre is defined as those shown in the Policies Map of the Fenland Local Plan 2014. Town centre uses are defined as Use Class Orders A1, A2, B1a and D2 (Retail, Financial Services, Offices and Assembly and Leisure respectively).

1.53 Apart from a few years there has been a steady decline in “town centre uses” in Town Centre Areas within Fenland. Table 11 illustrates the steady decline in floor space within the area defined as Town Centre.

Table 11 – Floor space available for “town centre uses” in Town Centre Areas

	1999-2002	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
A1 Retail	-200	-284	-179	-384	676	-338	-1,299	-140	-358	-290	-385	-265	-340
A2 Financial Services	166	230	0	140	221	170	189	401	404	-124	190	60	-107
B1a offices	-780	684	164	952	-662	-198	-141	-871	-70	280	153	-187	-162
D2 Assembly and Leisure	0	0	0	0	0	0	0	-262	0	-750	0	0	0
Total m2	-814	630	-15	708	235	-366	-1,251	-872	-24	-884	-42	-392	-609

	2014-15	2015-16	2016-17	Total
A1 Retail	-343	-414	-286	-4,829
A2 Financial Services	374	49	-126	2,237
B1a Offices	-1,163	-419	-311	-2,731
D2 Assembly and Leisure	0	-630	0	-1,642
Total m2	-1,132	-1,414	-723	-6,965

Changes to ‘town centre uses’ can be identified within the town centres of specific market towns. For A1 uses in the 2016-17 monitoring period there was no net change in Chatteris but a net loss of 61 sq. m in March, 100 sq m in Whittlesey, and 125 sq. m in Wisbech. Other notable changes include a net loss of 126 sq. m of A2 uses and a net gain of 114 sq. m of B1a uses in March and a net loss of 425 sq. m of B1a uses in Wisbech.

Across the district there was an overall small increase of ‘town centre uses’ of 1,531sq. m during the monitoring period as is shown in Table 12:

Table 12 Completed Net Floor Space in Fenland Area

	1999-2002	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
A1 Retail	3,891	1,016	2,254	1,298	2,019	454	491	1,633	1,185	-27	-405	-262	2,750
A2 Financial Services	354	230	0	140	221	170	260	472	404	-326	278	60	-107
B1a offices	1,418	-64	1,557	3,100	-654	846	566	178	350	1,158	111	-433	660
D2 Assembly and Leisure	0	0	0	0	0	207	-14,273	4,320	-779	1,213	210	1,660	3,899
Total m2	5,663	1,182	3,811	4,538	1,586	1,677	-12,956	6,603	1,160	2,018	194	1,025	7,202

	2014-15	2015-16	2016-17	Total
A1 Retail	8,215	-334	2,298	26,476
A2 Financial Services	919	-36	-241	2,798
B1a Offices	-6,668	6	-814	1,317
D2 Assembly and Leisure	4,248	-78	288	915
Total m2	6,714	-441	1,531	31,507

1.54 Tables 11 and 12 demonstrate that while there has been a decrease in retail floor space within the market towns of 6,965 sq. m between 1999 and 2017, there has been an overall increase in retail floor space in out-of-centre locations by nearly 31,507 sq m over the same period.

1.55 Table 11 also shows that whilst there has been a loss of B1a Offices of 2,731sq. m in town centres there has been a gain of 2,237 sq. m of A2 Financial Services during the same period.

Environment Designated Sites and Renewable Energy

1.56 Appendices 1 and 2 contain a wealth of monitoring data relating to sites designated for environmental protection reasons, and renewable energy generation. All the information in Appendix 1 is provided by the Cambridgeshire & Peterborough Environmental Records Centre (CPERC). The information in Appendix 2 is provided by Cambridgeshire County Council.

Appendix 1

Environment Designated Sites

1. Explanatory Notes

The information provided in this document has been produced to fulfil requirements regarding the biodiversity element of monitoring local plans, with the aim of monitoring changes in biodiversity and the impact of development on biodiversity within the relevant local authority area.

To ensure consistency with previous reports and to allow comparison this report has been prepared to provide the same set of information as previous years. The contents of this report and some of the methods used in its preparation are summarised below.

In all cases in this report figures for the district are shown next to figures for the administrative county of Cambridgeshire for comparison.

Sections 2, 3 and 4 contain information on the status of, and changes to statutory and non-statutory designated sites (sites recognised for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance).

Section 2 shows information on the status of statutory designated sites with any changes since the previous reporting year noted. Section 2.2.4. shows the condition of Sites of Special Scientific Interest in terms of unit area. SSSI units are compartmentalised areas of SSSIs, which are monitored by Natural England and given an assessment of their condition in terms of their 'favourability'.

Section 3 shows information on the status of non-statutory designated sites including County Wildlife Sites. This section includes information relating to the Local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197) - the proportion of Local Sites where positive conservation management has been or is being implemented.

Section 4 shows information on sites that have been 'affected by development' in the year 2016/17. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

'Significantly affected' refers to situations where the integrity of site has been impacted to such an extent to compromise the reasons for which the site was designated originally and/or to result in a possible future boundary change. This consultation has been undertaken, if necessary, with relevant individuals representing organisations within the Cambridgeshire and Peterborough County Wildlife Sites Group. This section primarily refers to sites which have been newly affected by development in the monitoring year - on-going development within sites is not always mentioned here.

2. Statutory Sites

2.1. European or International Designations

2.1.1. Special Areas of Conservation (SAC)

SACs are sites designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora).

Fenland contains two SACs:

SAC Name	Total area (ha)	Area in district (ha)
Nene Washes	88.33	79.14
Ouse Washes	332.61	95.47

Cambridgeshire contains six SACs:

SAC Name	Total area (ha)	Area in Cambs (ha)
Devils Dyke	8.25	6.02
Eversden and Wimpole Woods	67.08	67.08
Fenland	619.41	619.41
Nene Washes	88.33	79.14
Ouse Washes	332.61	234.02
Portholme	91.79	91.79

There has been no change in SACs in Fenland or Cambridgeshire during 2016/17.

2.1.2. Special Protection Areas (SPA)

SPAs are sites designated under the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds).

Fenland contains two SPAs:

SPA Name	Total area (ha)	Area in district (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2493.49	182.66

Cambridgeshire contains two SPAs:

SPA Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1519.85	1342.80
Ouse Washes	2493.49	1752.94

There has been no change in SPAs in Fenland or Cambridgeshire during 2016/17.

2.1.3. Ramsar Sites

Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance.

Fenland contains two Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Nene Washes	1519.66	1342.61
Ouse Washes	2513.54	182.63

Cambridgeshire contains five Ramsar sites:

Ramsar Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	155.87	155.87
Nene Washes	1519.66	1342.61

Ouse Washes	2513.54	1752.61
Wicken Fen	254.49	254.49
Woodwalton Fen	209.05	209.05

There has been no change in Ramsar sites in Fenland or Cambridgeshire during 2016/17.

2.2. UK Designations

2.2.1. National Nature Reserves (NNR)

NNRs are designated by Natural England in England.

There are no NNRs in Fenland.

Cambridgeshire contains six NNRs:

NNR Name	Total area (ha)	Area in Cambs (ha)
Chippenham Fen	113.04	113.04
Holme Fen	269.41	269.41
Monks Wood	156.27	156.27
Upwood Meadows	5.97	5.97
Wicken Fen	248.84	248.84
Woodwalton Fen	209.05	209.05

There has been no change in NNRs in Cambridgeshire during 2016/17.

2.2.2. Local Nature Reserves (LNR)

LNRs are designated by Natural England and the relevant local authority. They all have public access.

Fenland contains two LNRs:

LNR Name	Total area (ha)	Area in district (ha)
Lattersey Field	11.86	11.86
Ring's End	8.54	8.54

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in Fenland or Cambridgeshire during 2016/17.

The table below shows figures for LNR area per 1000 people in Fenland. There has been an increase in the population in Fenland and no change in the area of land designated as LNR during 2016/17. The increase in population has led to a decrease in the LNR area per 1000 people figure.

	2016/17	2015/16
LNR area in Fenland (ha)	20.4	20.4
Population in Fenland*	100,200	99,200
LNR area per 1000 people (ha)	0.20	0.21

*Figures for population are mid-year estimates from the Office for National Statistics for 2016 and 2015 respectively rounded to the nearest 100.

The table below shows figures for LNR area per 1000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2016/17. There has been a corresponding decrease in the LNR area per 1000 people figure.

	2016/17	2015/16
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LNR area in Cambridgeshire (ha)	211.54	211.54
Population in Cambridgeshire*	651,900	647,200
LNR area per 1000 people (ha)	0.32	0.33

*Figures for population are mid-year estimates from the Office for National Statistics for 2016 and 2015 respectively rounded to the nearest 100.

2.2.3. Sites of Special Scientific Interest (SSSI)

SSSIs are protected under the Wildlife and Countryside Act 1981.

Fenland contains four SSSIs:

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, most of the Nene Washes is in Fenland)
4. Ouse Washes (designated for its large area of washland habitat, most of the Ouse Washes is not in Fenland)

	2016/17	2015/16
No. SSSIs	4	4
Total area of the SSSIs (ha)	4055.2	4055.2
Number of SSSI units in district	15	15
Total area of SSSI land in district (ha)	1545.7	1545.7

Cambridgeshire contains 87 SSSIs:

	2016/17	2015/16
Number of SSSIs	87	87
Total area of the SSSIs (ha)	8512.6	8512.6
Number of SSSI units in county	211	211
Total area of SSSI land in county (ha)	7262.3	7262.3

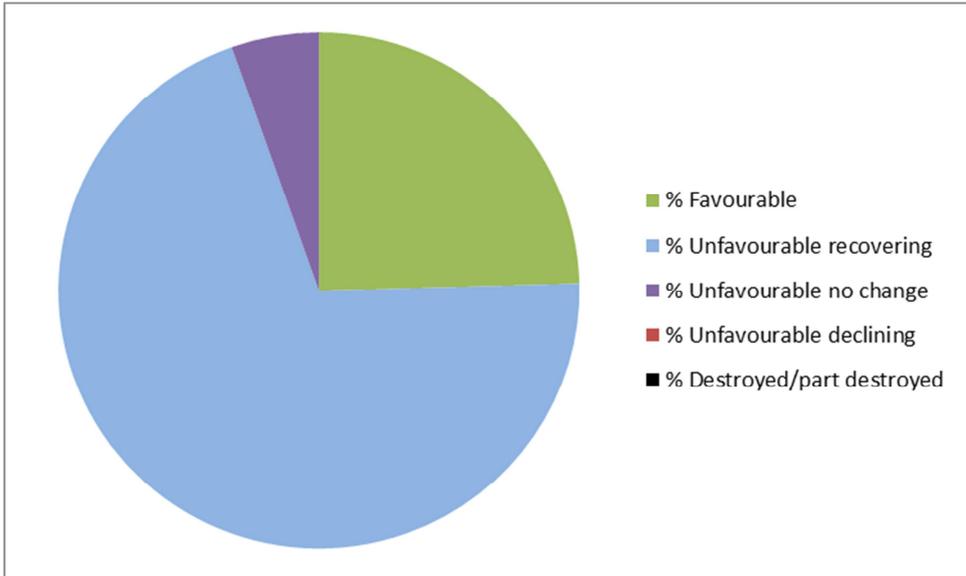
There has been no change in SSSI numbers or area in Fenland or Cambridgeshire during 2016/17.

2.2.4. SSSI Condition Assessment

SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area.

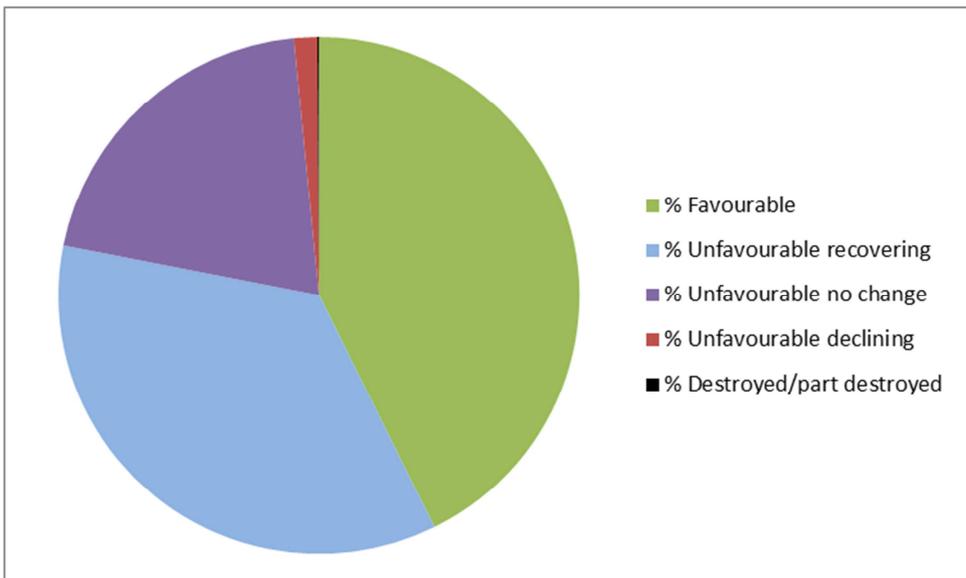
SSSI Condition in Fenland	2016/17		2015/16	
	Area (ha)	%	Area (ha)	%
Favourable	379.5	24.5	379.5	24.5
Unfavourable recovering	1082.1	70.0	1082.1	70.0
Unfavourable no change	84.2	5.4	84.2	5.4
Unfavourable declining	0	0	0	0
Destroyed/part destroyed	0	0	0	0

There has been no change in assessed SSSI condition in Fenland during 2016/17. The majority of SSSI land is still in 'unfavourable recovering' condition.



SSSI condition in Fenland 2016/17

SSSI Condition in Cambridgeshire	2016/17		2015/16	
	Area (ha)	%	Area (ha)	%
Favourable	3099.8	42.7	3001.3	41.3
Unfavourable recovering	2572.8	35.4	2624.6	36.1
Unfavourable no change	1477.8	20.3	1481.2	20.4
Unfavourable declining	104.8	1.4	148.3	2.0
Destroyed/part destroyed	7.1	0.1	7.1	0.1



SSSI condition in Cambridgeshire 2016/17

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership). CWSs have no statutory protection but are recognised in the planning system.

CWSs in Fenland	2016/17	Change 15/16 - 16/17
No. CWSs	30	0
Total area of the CWSs (ha)	376.14	0
Total length of linear sites (km)*	44.47	0
Total area of CWS land in district (ha)	366.86	0
Total length of linear sites in district (km)*	18.17	0

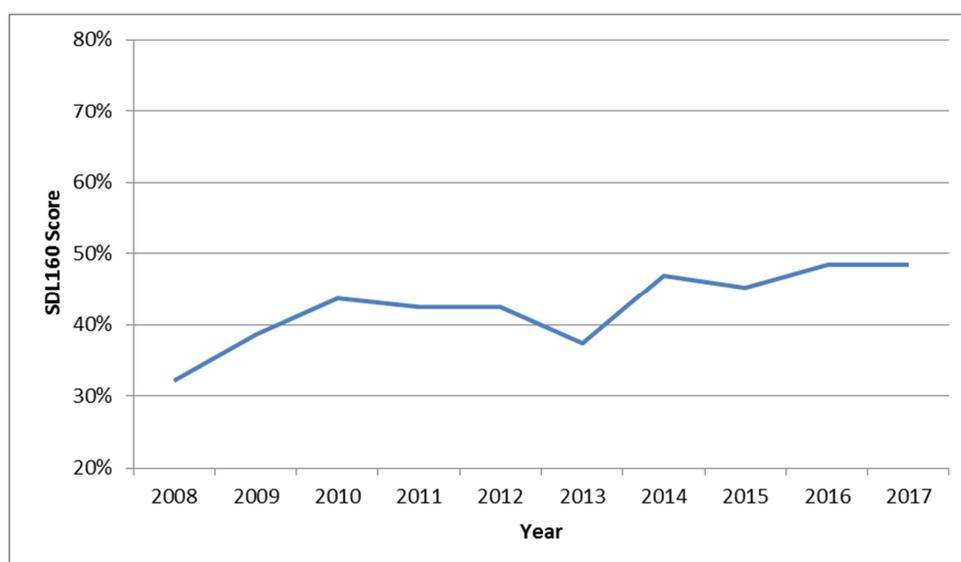
* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be 'the river and adjacent semi-natural habitat'.

There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2016/17.

CWSs and CiWS are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the Local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197). This is the proportion of Local Sites where positive conservation management is being or has been implemented (Local Sites also include Local Geological Sites and there is one of these in Fenland).

	2016/17	Change 15/16 - 16/17
Total number of Local Sites in Fenland used in analysis	31	0
Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years	15	0
% sites where positive conservation management is being or has been implemented during the last five years	48.4%	0

There has been no change in the percentage of sites deemed to be in positive conservation management during 2016/17. The overall trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.



SDL160 Score in Fenland 2008-2017

3.2. County Wildlife Sites (CWS) and City Wildlife Sites (CiWS) in Cambridgeshire

CWSs in Cambridgeshire	2016/17	Change 15/16 – 16/17
No. CWSs	371	+1
Total area of the CWSs (ha)	5666.46	-1.32
Total length of linear sites (km)*	267.86	0
Total area of CWS land in authority area (ha)	5627.94	-1.32
Total length of linear sites in authority area (km)*	240.46	0

CiWSs in Cambridgeshire	2016/17	Change 15/16 – 16/17
No. CiWSs	49	-1
Total area of the CiWSs (ha)	163.14	-1.60
Total length of linear sites (km)*	0	0
Total area of CiWS land in authority area (ha)	163.14	-1.60
Total length of linear sites in authority area (km)*	0	0

* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be "the river and adjacent semi-natural habitat".

One new County Wildlife Site has been selected in the period 2016/17. Two County Wildlife Sites have had their boundaries significantly amended in the period 2016/17. No County Wildlife Sites have been deselected in the period 2016/17. One City Wildlife Site has been deselected in the period 2016/17.

Site Name	Change	Area (ha)
Adams Road Sanctuary (CWS)	New CWS, upgraded from CiWS	+1.60ha
Croxton Park	Boundary reduction to remove Croxton village area	-5.04ha
Over Railway Cutting	Boundary amendments to remove eastern end of site and include the mitigation area to the north	+2.12ha
Adams Road Sanctuary (CiWS)	Deselected as CiWS, upgraded to CWS	-1.60ha

Local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197) - Proportion of Local Sites where positive conservation management is being or has been implemented (also includes Local Geological Sites and Cambridge City Wildlife Sites).

	2016/17	Change 15/16 - 16/17
Total number of Local Sites in Cambridgeshire used in analysis	421	+1
Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years	227	-12
% sites where positive conservation management is being or has been implemented during the last five years	53.9%	-3.0%

4. Sites affected by development

Fenland

No designated sites have been highlighted by our analysis as being significantly affected* by development in the district in the year 2016/17.

* Please refer to explanatory notes

Appendix 2

Renewable Energy Generation

This data looks at the energy generation capacity provided from renewable energy sources since 2001. Wind is the primary source of renewable energy within Fenland with photovoltaic accounting for about one sixth followed by biomass.

Installed renewable energy generation in Fenland

INSTALLED CAPACITY (MEGAWATTS)													
FENLAND	2001-2002	2002-2003	2003-2004	2004-2005	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Wind	0.0000	0.0000	0.0000	2.0000	32.0000	6.0060	31.0000	1.8180	14.0000	0.0110	0.1420	10.1320	9.5500
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.0000	0.0000	0.0000	1.5000	0.5000	1.3680
Landfill gas	1.0030	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0046	0.0076	0.1411	3.4688	4.6379	6.1913
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.0030	0.0000	0.0000	2.0000	32.0000	6.0060	31.0000	2.8226	14.0076	0.1521	5.1108	15.2699	17.1093

INSTALLED CAPACITY (MEGAWATTS)				
FENLAND	2014-2015	2015-2016	2016-2017	Total
Wind	15.1100	2.3000	0.0050	124.0740
Biomass	4.2004	0.0000	0.0000	8.5684
Landfill gas	0.0000	0.0000	0.0000	1.0030
Sewage gas	0.0000	0.0000	0.0000	0.0000
Photovoltaic	3.4914	9.5522	0.1828	27.6777
Hydro-power	0.0000	0.0000	0.0000	0.0000
Total	22.8018	11.8522	0.1878	161.3231

Potential sites in Fenland

POTENTIAL SITES - INSTALLED CAPACITY (MW) AT 31/03/2017	
FENLAND	Amount
Wind	0.9500
Biomass	0.0000
Landfill gas	0.0000
Sewage gas	0.0000
Photovoltaic	5.0470
Hydro-power	0.0000
Total	5.1420

Note: The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research & Monitoring Team data and Feed in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.