50103 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Melanie	First Name:	
Surname:	Atwell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50103-1

I think that fenland should preserve its Town centres and make them more attractive to tourists. Wisbech especially needs more policing to control unruly and disfunctional behaviour in the Town centre. We need improvements to the roads including major resurfacing and better traffic control I.e better control of traffic flow especially on Freedom bridge /Lynn Road. We also need a third river crossing.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50103-2

I think that this figure is not right from the amount of children living with their parents due to lack of affordable housing most of my middle aged friends have children in their late 20s early 30s living with them not through choice but necessity because of the lack of affordable housing.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50103-3

I think it is very short sighted of past governments not to be building or allowing building of social housing, A home has a huge impact on one's well-being and I'm sure the increase in people suffering with mental health issues must be connected with the lack of the stability of good housing.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50103-4

It would be really nice to attract firms with a good reputation for looking after it employees. Welfare of employees has been sadly overlooked in the past few years.

Consultee

Title:
First Name: Melanie
Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50103-5

I agree that settlement hierarchy policy is important

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50103-6

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50103-7

A flexible policy would be fairer I think

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50103-8

Boundaries should be set where the last address is in the village

Question 5: Growth Options

Consultee		Agent	
Title:		Title:	
First Name:	Melanie	First Name:	
Surname:	Atwell	Surname:	
Organisation:		Organisation:	

5a) Which option/s do you prefer?

50103-9

Option 1/option 5/

5b) What are the positive and negatives of the option/s?

50103-10

I would not like too many large settlements that changed the feel of villages.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50103-11

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50103-12

Yes I think health and wellbeing is vital to building a good future for all

Consultee

Title:
First Name: Melanie
Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50103-13

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50103-14

Yes I agree

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50103-15

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50103-16

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50103-17

I'm not sure

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in

Consultee

Title:
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Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

to account layout, building orientation and landscaping?

50103-18

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50103-19

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50103-20

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50103-21

No

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50103-22

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50103-23

Yes

Consultee		Agent	
Title:		Title:	
First Name:	Melanie	First Name:	
Surname:	Atwell	Surname:	
Organisation:		Organisation:	

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50103-24

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50103-25

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50103-26

No

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50103-27

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50103-28

Not sure

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50103-29

Not sure

Consultee		Agent	
Title:		Title:	
First Name:	Melanie	First Name:	
Surname:	Atwell	Surname:	
Organisation:		Organisation:	

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50103-30

I) and iii)

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50103-31

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50103-32

I think we need more affordable 3 and 4 bedroom homes as although it is deemed acceptable that they haven't got it but I think children should have their own space and from experience I have friends who are crammed into 2 bedroom houses when they could do with 3 or 4

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50103-33

I think it vital there is more affordable housing is available whatever that entails

15c) Should the plan encourage 'community-led' based housing schemes?

50103-34

Yes I think that would be lovely if local people could decide what is best for them

Consultee		Agent	
Title:		Title:	
First Name:	Melanie	First Name:	
Surname:	Atwell	Surname:	
Organisation:		Organisation:	

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50103-35

I'm not sure that the two very different types of people with completely different cultures would actually what to settle near to each other

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50103-36

Perhaps more should be available for those who want short stays perhaps near to towns as this is where they seem to want to stop when staying short term.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50103-37

I'm not sure

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50103-38

I think this is a brilliant idea not everyone wants to live in the same type of house or has the same budget

18b) Should we allocate sites which are set aside only for self-build and custom build?

50103-39

Yes

Consultee

Title:
First Name: Melanie
Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50103-40

Both

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50103-41

Not sure

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50103-42

Better roads and another river nene crossing

19d) How should the Local Plan support the rural economy?

50103-43

It should encourage more communities to be actively involved in what happens locally but being more proactive about promoting community projects

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50103-44

Yes definitely

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Existing shops should be protected but leisure should also be encouraged

Consultee		Agent	
Title:		Title:	
First Name:	Melanie	First Name:	
Surname:	Atwell	Surname:	
Organisation:		Organisation:	

20c) Should the retail hierarchy be amended? What changes should be made and why?

50103-45

Not sure

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50103-46

Not sure

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50103-47

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50103-48

I think cars will always be important but I see no harm in promoting other modes of transport

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50103-49

Not sure

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic

Consultee

Title:
First Name: Melanie
Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50103-50

Yes

23b) Should the Plan identify buildings of local importance?

50103-51

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50103-52

I don't think so

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50103-53

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50103-54

Play areas, social seating, dog walks and sports facilities i.e basketball nets, outdoor gym equipment, table tennis tables

25b) What do you think of the quality of open space in your area?

50103-55

It is fairly good

25c) Should the Plan identify other areas of open space to be protected?

50103-57

Yes

Consultee

Title:
First Name: Melanie
Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50103-58

Not sure

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50103-59

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50103-60

Not really

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50103-61

No

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**

Consultee

Title:
First Name: Melanie
Surname: Atwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50068 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Sandera	First Name:	
Surname:	Austin	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50068-1

The Vision does not mention or include vulnerable horse riders. This needs to be addressed fully as horse riders are put in danger on the roads by ignorant and impatient drivers and even cyclists!

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

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8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Sandera
Surname: Austin
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50113 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Miss
First Name:		First Name:	Marcia
Surname:	B.S. Pension Fund Trustee Ltd	Surname:	Whitehead
Organisation:	c/o agent	Organisation:	Hallam Land Management Ltd

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50113-1

Chatteris is well connected to the nearby Market Towns in Fenland and wider afield both south to Cambridge and Huntingdon and north west out to Peterborough making it an ideal location for further employment growth across all sectors. The town already has a range of facilities and housing types which provide a sound base from which to growth the town further.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

Consultee

Title:
First Name:
Surname: B.S. Pension Fund Trustee Ltd
Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50113-2

The growth options themselves need to be explored through the emerging Local Plan process but what is clear is the importance of the Market Towns in Fenland in terms of providing a focus and hub for local employment and housing opportunities which must not be lost through any artificial settlement hierarchy. By way of example, Chatteris very much serves the southern part of Fenland, being surrounded by a number of villages and therefore as the District grows Chatteris will need to grow to continue to meet that need. In sustainability terms, focussing growth in identified locations, rather than dispersing both housing and employment sites to more remote and poorly served villages would be a retrograde step.

Current planning application F/YR10/0804/O for a mixed use development comprising residential up to 1,000 dwellings (B1, B2, B8), local centre (A1, A2, A3, A4, D1) primary school playing fields landscaping and open space new highways and associated ancillary development on the south side of Chatteris illustrates the proven and accepted ability which Chatteris has to support further development and significant infrastructure in the form of the proposed southern bypass. The masterplan for the site is attached.

5b) What are the positive and negatives of the option/s?

Consultee

Title:
First Name:
Surname: B.S. Pension Fund Trustee Ltd
Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Consultee

Title:
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Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

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Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

Consultee

Title:
First Name:
Surname: B.S. Pension Fund Trustee Ltd
Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title:
First Name:
Surname: B.S. Pension Fund Trustee Ltd
Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

Consultee

Title:
First Name:
Surname: B.S. Pension Fund Trustee Ltd
Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Consultee

Title:
First Name:
Surname: B.S. Pension Fund Trustee Ltd
Organisation: c/o agent

Agent

Title: Miss
First Name: Marcia
Surname: Whitehead
Organisation: Hallam Land Management Ltd

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50007 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Serena	First Name:	
Surname:	Bailey	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50007-1

I think Fenland should be a welcoming place which encourages community and an appreciation for the countryside and space around us. There should be spaces where people can enjoy our lovely countryside together.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50007-2

I don’t know enough about how long it takes to build and develop houses to advise on this point. However I
would like to emphasise that whilst I wholeheartedly embrace growth and welcome the development of new housing, natural and open green space are vital for emotional well-being and are something that makes the countryside life really special, so as we welcome more people, we need to work harder to ensure that there’s sufficient outdoor space for all of our new neighbours to enjoy, rather than sacrifice that space in order to
cram houses into every nook and cranny.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50007-3

I support building plenty of houses, in accordance with national policy, but it must be done in such a way
which does not destroy community assets. If all we do is build houses and sacrifice outdoor space and things t
that make Fenland special we will drive more people away than we will attract to fill the new houses.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50007-4

I don’t have good expertise on this point unfortunately.

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50007-5

It makes sense to have an easy way to refer to the different types of settlement, but it must be understood that different town under the same type (i.e. “market towns”) will differ greatly, so individual consideration into what will best suit those communities remains crucial.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50007-6

There is a danger that directly proportionate settlement growth towns will be forced to expand beyond the
capacity of their existing services, and it must be ensured that towns retain the service capacity and resources which benefit everybody like outdoor green spaces for both the newcomers and original residents.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50007-7

I am not informed enough on this issue to offer valuable feedback.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50007-8

The danger is that by being determined to only build houses within the boundary, every spare inch of space
will be used (endangering local green space treasured by many community members) for the sake of
protecting wider countryside. There may be benefits in accepting a wider geographical spread if it allowed
residents to still enjoy space and easy access to green space

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50007-9

Based on my response to 4a I believe that some flexibility is to be recommended.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50007-10

I am not informed enough on this issue to offer valuable feedback.

Question 5: Growth Options

5a) Which option/s do you prefer?

50007-11

Options 4 and 6 stand out to me – new settlements would mean that a sense of space would be maintained in existing villages (rather than new houses being crammed into corners which currently
serve as outdoor green space) and could allow for strategic develop of appropriate services and planning for those new settlements (however it may be a challenge to locate viable and available land for this as much of fenland is farmed agricultural land).
Option 6 sounds wise as people will need to travel for things like work, so especially focusing on ways to develop which can make use of public transport may make for a more sustainable option which leads to less congestion.

5b) What are the positive and negatives of the option/s?

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

50007-12

I believe that proportional settlement will only work if it looks at the capacity of the town – a town which already uses the available space within its boundary and has existing strain on its services couldn't easily take on a further influx of houses – just because it's already a certain size doesn't mean that there's infinite scope.
Market-led town growth makes me feel uncertain. Wisbech is 4 times the size of Chatteris, but they
are being classes as the same level. It seems that Chatteris would certainly struggle to take on an equal number of new houses as Wisbech

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50007-13

Bespoke policies seems like the best way to ensure that no harm is done and that growth is appropriate for each settlement.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50007-14

I think that the local plan should consider the importance of maintaining access to open green space
for both the physical and emotional benefits (for both adults and young people) or regular exercise and fresh air. For example, a great many Chatteris residents highly value Wenny Meadow as a site

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

for regular walks and runs so exchanging that space for a some "executive housing" would be a significant loss (with the understanding that we welcome the much larger developments such as the Tithe Road development as these don't sacrifice a key community space which is beneficial for residents' well-being).

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50007-15

I don't know – I wouldn't object to restrictions of this nature.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50007-16

I believe that asking developers to submit a Health Impact Assessment would be very valuable.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50007-17

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50007-18

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50007-19

I don't understand the question enough to give a meaningful response.

Consultee		Agent	
Title:		Title:	
First Name:	Serena	First Name:	
Surname:	Bailey	Surname:	
Organisation:		Organisation:	

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50007-20

Yes I think energy efficiency is very important

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50007-21

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50007-22

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50007-23

I don't think so, I think that could end up being a waste and that people who want charging points can arrange installation of charging points themselves.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50007-24

I am not informed enough on this issue to offer valuable feedback.

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50007-25

I am not informed enough on this issue to offer valuable feedback.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50007-26

Yes that sounds like a sensible move.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50007-27

I think that it would make sense to undertake into the existing usage of allotments in the local area to ascertain whether there is demand, before creating them

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50007-28

In many cases the roads in Fenland are quiet enough to cycle on without issue, so only in cases where they are needed, and where those roads connect realistic distances

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50007-29

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50007-30

Yes

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50007-31

You must ensure that your design policies allow for the preservation of good access to open green space to support the well-being of residents.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50007-32

I am not informed enough on this issue to offer valuable feedback.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50007-33

I am not informed enough on this issue to offer valuable feedback.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50007-34

I am not informed enough on this issue to offer valuable feedback.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50007-35

Houses need to be affordable, however beyond that I am not informed enough on this issue to offer valuable feedback.

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50007-36

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50007-37

I don't know what that means so I am not informed enough on this issue to offer valuable feedback.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50007-38

I am not informed enough on this issue to offer valuable feedback.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50007-39

I don't know

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50007-40

I am not informed enough on this issue to offer valuable feedback.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

build?

50007-41

I am not informed enough on this issue to offer valuable feedback.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50007-42

I am not informed enough on this issue to offer valuable feedback.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50007-43

I am not informed enough on this issue to offer valuable feedback.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50007-44

I am not informed enough on this issue to offer valuable feedback.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50007-45

Transport links can be a barrier to accessing employment

19d) How should the Local Plan support the rural economy?

50007-46

I am not informed enough on this issue to offer valuable feedback.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50007-47

I am not informed enough on this issue to offer valuable feedback.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50007-48

I am not informed enough on this issue to offer valuable feedback.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50007-49

I am not informed enough on this issue to offer valuable feedback.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50007-50

I am not informed enough on this issue to offer valuable feedback.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50007-51

I am not informed enough on this issue to offer valuable feedback.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50007-52

Yes

Questions 22: Transport

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50007-53

I think that walking, cycling and public transport should always be encouraged. When I worked in Cambridge, I originally took the bus into work, but when the bus service was amended to be less frequent and less convenient, I had to buy a car. I do believe that there will always be a certain level of cars on the road, but that will only be reduced when the public transport services are a viable alternative.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50007-54

I am not informed enough on this issue to offer valuable feedback.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50007-55

I am not informed enough on this issue to offer valuable feedback.

23b) Should the Plan identify buildings of local importance?

50007-56

I am not informed enough on this issue to offer valuable feedback.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50007-57

Wenny Meadow in Chatteris is currently included in the plan to be built on, but that would be a travesty. The following lecture states clearly that the meadow features many historic features such as the medieval “ridge and furrow” landscape, and the features of 18th century park land (https://www.youtube.com/watch?v=O3lEGGzozuw)
I believe that this special space ought to be conserved.

Question 24: Natural Environment

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50007-58

By protecting nature outdoor green space and not building on areas which are full of biodiversity such as Wenny Meadow in Chatteris.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50007-59

All of the above – obviously not all at once, but all of those types of green space have value.

25b) What do you think of the quality of open space in your area?

50007-60

Chatteris has been described as utterly "deficient" in green open space, so it is therefore of vital important to protect the existing open green space, such as Wenny Meadow.

25c) Should the Plan identify other areas of open space to be protected?

50007-62

I believe that Wenny Meadow should be protected as an open space, as it is valued by the community
(with over 900 signatories to a petition to protect it), is steeped in historical features and biodiversity,
and because Chatteris is so deficient in open green space (which is benefical for both physical and mental well-being).

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50007-63

I think (in my inexpert opinion) that in rural areas everyone should be within half a mile's walk of a safe and
open green space of over 150m2.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50007-64

I am not informed enough on this issue to offer valuable feedback.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50007-65

I am not informed enough on this issue to offer valuable feedback.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50007-66

I really want to strongly advocate that the inclusion of Wenny Meadow in Chatteris as an area to be built on be reconsidered. The community heartily value this space, in a town already considered deficient on open green space. It this space is lost community member such as dog-walkers will be forced to cross over the by-pass in order to access open green space, which is highly dangerous (especially in Winter when it is dark and visibility is reduced). For it's historical, natural and community value the meadow should be protected.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50007-67

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☑ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☑ **Attracting inward investment to Fenland and creating more jobs**
- ☑ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**

Consultee

Title:
First Name: Serena
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50007-68

I am not informed enough on this issue to offer valuable feedback.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50007-69

I am not informed enough on this issue to offer valuable feedback.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50007-70

I am not informed enough on this issue to offer valuable feedback.

50039 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Hilary	First Name:	
Surname:	Bailey	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50039-1

In order to mitigate the real risk of inundation due to climate change, we need to act now, and plant hundreds
of trees and re-establish hedgerows. To quote Martin Baker, Conservation Manager at The Wildlife Trust, (March 2019) “We live in the least wooded county in the least wooded country in Europe, with only 4.8% of the county counted as wildlife-rich habitats.”

We should also be extremely cautious about replacing absorbent green space with hard standing.

I feel that the emphasis should be on stewardship of the land rather than a heavy push for growth. It will all
become meaningless if flooding renders Fenland uninhabitable.

The secondary benefit of this is making Fenland a more pleasant place to live, and to secure the protection of wildlife with whom we share this space. Preservation of existing green spaces such as Wenny Road meadow in Chatteris are a crucial factor in promoting “health and well-being for all”.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50039-2

With great uncertainty about climate change, I think the earlier date makes sense.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50039-3

We absolutely should push back against this target. The government needs to take climate predictions into account when setting these local targets. Allocation should be diverted away from areas at serious risk of flooding due to climate change.

It is also meaningless to throw houses into an area without looking at transport provision at the same time.
Apart from a few pockets connected by train, Fenland is very poorly served by public transport, and to strive

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

to build more houses which can only be occupied by people dependent on private cars makes no sense.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50039-4

Potential for science-based employment, plugging into the centres at Ely & Cambridge. But you'll only
encourage people to live and work in e.g. Chatteris is there are ample facilities available, including ready
access to open green space.

It's important to recognise and encourage home-working too. Co-working space would be an excellent idea
in each significant market town.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50039-5

A settlement hierarchy is useful if it takes into account all the relevant factors for considering development.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50039-6

It is not clear what factors lie behind the existing labels, but to me, places should be clustered according to the following criteria:
- Access to public transport – with railway provision ranked highest
- Access to local green space
- Suitable space for development which does not compromise existing green space

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50039-7

Chatteris should be moved down because if its lack of public transport provision and acknowledged deficiency
in natural green space.

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50039-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50039-9

The boundary should be honoured strictly.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50039-10

In Chatteris, the default assumption seems to be that the by-pass is natural boundary, but this is a big mistake. It is vital to have some green space accessible to residents inside the bypass, since accessing the countryside across the bypass is perilous. Also, no one wants to live adjacent to a busy road. On the east side of the town, I would therefore suggest the following boundary: [Map included with form]

Question 5: Growth Options

5a) Which option/s do you prefer?

50039-11

My preference is for a mix of option 1 and 3 – ie a proportionate distribution, but further weighted towards areas with adequate public transport provision and access to green space. See my own calculations below for some of the alternatives: [Table included in question - please see attached]

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Option 1 or option 3 would render the need for development of the precious Wenny Road meadow unnecessary in Chatteris. I think Whittlesey needs to take significantly more of the development burden since it is well provided with railway connectivity and a nature reserve (Lattersley field)

5b) What are the positive and negatives of the option/s?

50039-12

Option 2 gives a disproportionate share of the development quota to Chatteris, which is utterly ignored in the current draft local transport plan and has been identified as deficient in all types of natural green space (Green Infrastructure survey, 2011).
Option 4 may have merit, but only if connected to national rail infrastructure, which would be expensive to set up
Option 5 is probably inefficient in terms of upgrading infrastructure such as drainage, etc. The current drainage around Chatteris is at capacity, and radical reform would be required to accommodate any
new development
Option 6 is a nonsense unless public transport provision is the main focus, in which case, Chatteris is not on a corridor.

5c) Which option/s do you dislike and why?

50039-13

See above,
namely:
Option 2 gives a disproportionate share of the development quota to Chatteris, which is utterly ignored in the current draft local transport plan and has been identified as deficient in all types of natural green space (Green Infrastructure survey, 2011).
Option 4 may have merit, but only if connected to national rail infrastructure, which would be expensive to set up
Option 5 is probably inefficient in terms of upgrading infrastructure such as drainage, etc. The current drainage around Chatteris is at capacity, and radical reform would be required to accommodate any
new development
Option 6 is a nonsense unless public transport provision is the main focus, in which case, Chatteris is not on a corridor.

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5d) Are there alternative options, not shown above, which should be considered?

50039-14

See above,
namely:
Option 2 gives a disproportionate share of the development quota to Chatteris, which is utterly ignored in the current draft local transport plan and has been identified as deficient in all types of natural green space (Green Infrastructure survey, 2011).
Option 4 may have merit, but only if connected to national rail infrastructure, which would be expensive to set up
Option 5 is probably inefficient in terms of upgrading infrastructure such as drainage, etc. The current drainage around Chatteris is at capacity, and radical reform would be required to accommodate any
new development
Option 6 is a nonsense unless public transport provision is the main focus, in which case, Chatteris is not on a corridor.

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50039-15

Option 3 – each settlement has its own requirements and issues

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50039-16

Definitely. Preserving access to existing green space is an essential factor here, as well as devising joined up cycle pathways. Wenny Meadow would make a brilliant location for a Park Run!

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50039-17

No, positive encouragement of healthy lifestyle is more important, making exercise and outdoor activity a preference. Nanny-state policies will aggravate.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50039-18

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50039-19

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50039-20

Yes, as long as the final consultation process is advertised widely and the call for consultation specifically mentions that these windfarm plans are laid out therein.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50039-21

Yes, especially since we in Fenland stand to lose out from the impacts of climate change more than other areas.

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50039-22

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50039-23

Not necessarily, if doing so tramples on existing green infrastructure. Depends entirely on the location, and what such developments replace. However, the aforementioned drainage issues also indicate
that larger scale developments can have merit, but only if they are focussed on land which does not already have current amenity value.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50039-24

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50039-25

Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50039-26

Yes

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50039-27

Yes, absolutely, this is essential!

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50039-28

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50039-29

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50039-30

Building adequate green infrastructure in each environment is essential.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50039-31

(ii) would be my priority

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50039-32

Focus should be on starter homes and affordable housing, since larger, executive homes will tend to serve Cambridge over-spill, which will create increases in pollution and congestion on our over-stretched road networks.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50039-33

No, I would worry that this might be abused to plunder green space.

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50039-34

Where employment has not been forthcoming, and where natural green spaces are being considered
for housing development, I would be strongly in favour of the areas ring-fenced for employment to be re-categorised as potential housing. A good example of this is the Womb Farm area on the North side of Chatteris.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50039-35

Poor transport links to sister companies, general paucity of infrastructure making Fenland an unattractive choice for people to consider settling.

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50039-36

Yes, although it's also worth considering changes of use to provide housing in disused shop buildings
– an alternative community?
My proposal for Wenny Meadow to be transformed into a nature reserve/country park (see question
25) would bring visitors to the town and boost the local economy.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50039-37

See above, and yes, recreational facilities in the town centres would also help to rejuvenate them.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50039-38

Realistically, they should be reduced, since the need is smaller. A more focussed, fully used centre would give a better sense of community than an array of empty shops.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50039-39

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50039-40

Yes, we need fast commuter services to Cambridge and Ely. It is appalling that it is impossible to use current services for a short visit to Ely in the daytime, or to access

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50039-41

Yes, the plan should also consider natural green spaces which have historical significance. The landscape of Wenny Meadow in Chatteris tells a narrative of medieval farming practices (visible ridge-and-furrow) as well as 18th century parkland. There is evidence of arboretum planting (multiple
different varieties of oak tree). Once lost, these stories would vanish, since the landscape itself is the narrator.

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50039-42

Wenny Road meadow in Chatteris.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50039-43

There should be an ambitious target for tree planting. Wildlife corridors should be identified and

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

protected.
We need to understand that even "commonplace" wildlife will be under threat if their environments are destroyed. Unique microcosms such as Wenny Meadow need to be identified and designated as Local Green Space. All mature trees should be protected by TPOs, and the penalty for violating a TPO should be escalated to become a meaningful deterrent.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50039-44

Nature reserve should be added – a slightly more managed version of a natural green space, where flora and fauna are actively encouraged.

25b) What do you think of the quality of open space in your area?

Appalling. There are no safe joined-up places to walk around Chatteris. Even the circular walk entails balancing on the edge of a busy road with no footpath (at Ferry Hill). Walking routes out of Chatteris (e.g. the footpath to the East towards Langwood Fen) just peter out. Anyone wishing to take lengthy walking
routes have very limited choice.
The old railway line and pocket park are assets, but they are not easily accessible from the north and
east of the town.
We are lucky at present to have use of Wenny Meadow (thanks to the cooperation of the landowner)
but this amenity is under imminent threat due to its inclusion in the 2014 Local plan's strategic allocation.
It should be taken out of the strategic allocation and would make an ideal country park or nature reserve. See next response…

25c) Should the Plan identify other areas of open space to be protected?

50039-46

Yes, Wenny Road Meadow, Chatteris. This is a suggestion for how it could become a wonderful amenity
for the town: [Image attached]

Consultee

Title:
First Name: Hilary
Surname: Bailey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50039-47

Minimising loss of green space and hard standing. Planting/retaining trees.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50039-48

Note the NPPF para 97. “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements

Note that in a recent consultation "access to more parks and green spaces" was highlighted as the biggest priority for local residents." https://www.fenland.gov.uk/.../Chatteris_Interim_Report...

See separate application for Wenny Road Meadow to be adopted as Local Green Space.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50039-49

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☑ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**

Consultee		Agent	
Title:		Title:	
First Name:	Hilary	First Name:	
Surname:	Bailey	Surname:	
Organisation:		Organisation:	

Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50039-50

I understand that Chatteris Town Council has ambition plans for housing targets. It is clear from the work of the Save Wenny Road Meadow Group that the town council's views do not chime with those they claim to represent.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50039-51

Yes, clarity and expose of targets is essential.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50081 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Martin	First Name:	
Surname:	Baker	Surname:	
Organisation:	Wildlife Trust for Bedfordshire, Camb	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50081-1

Fenland has long had an aspiration to attract inward investment and to deal with some of the challenges around health and inequality. There is one area which can be at the forefront of this and that is enhancement of the local environment and in the process helping with the biodiversity and climate crises. The Market Towns and most of the larger villages in Fenland do not have strategic natural greenspaces or high quality accessible countryside to help attract the desired inward investment or help meet some of the health and wellbeing needs of the local population. Provision of more and better quality natural spaces must form a key part of the vision and will in turn help to meet multiple environmental, social and economic priorities.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Martin	First Name:	
Surname:	Baker	Surname:	
Organisation:	Wildlife Trust for Bedfordshire, Camb	Organisation:	

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title: Mr
First Name: Martin
Surname: Baker
Organisation: Wildlife Trust for Bedfordshire, Camb

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50081-2

Yes, where this relates to interventions that are within the realms of land use planning - such as provision of natural greenspace and other open spaces.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50081-3

Yes, larger schemes should be doing this, and it should link back to the environmental quality of the development including provision of more, larger, and better areas of wildlife-rich natural greenspace.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50081-4

Yes. It is critical that all new development is as carbon neutral as feasible if we are to start to address the climate emergency

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

Consultee

Title: Mr
First Name: Martin
Surname: Baker
Organisation: Wildlife Trust for Bedfordshire, Camb

Agent

Title:
First Name:
Surname:
Organisation:

50081-5

No, it would be better to have a criteria based policy, as much of the district is in theory suitable, but there are specific locations where it would not be good, for example close to the internationally important Ouse and Nene Washes or in areas functionally linked and critical to the birds using these sites, whether flight paths or feeding grounds.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50081-6

Yes - this is again essential for all local plans if we are to begin to address the climate emergency.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50081-7

Yes, this is essential if we are to begin to address the climate emergency

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50081-8

Yes, this is essential if we are to begin to address the climate emergency

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50081-9

Yes

Consultee

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Agent

Title:
First Name:
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Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50081-10

Not necessarily, if the natural gas work infrastructure was suitable for future conversion to hydrogen.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50081-11

Yes, development should not contribute to the loss of peat soils. However, farming enterprises will need to adapt their farming systems to reduce carbon losses from soils, and this might require new infrastructure that needs planning permission. It will be essential that the planning system facilitates essential changes (in line with other relevant planning policies of course), rather than erect barriers to more carbon neutral farming systems.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50081-12

There is significant scope within Fenland to co-locate new habitat for biodiversity net gain, that also acts as a carbon sink and provides accessible natural greenspaces for existing and new residents. it may be more appropriate to encourage rather than require this, as different design solutions will be appropriate in different parts of the District.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50081-13

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

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Title:
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Organisation:

50081-14

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50081-15

Yes. Fenland is in the driest part of England and the highest water efficiency standards should become the default for all new developments. The problem is the national enhanced standard of 110 litres per person per day is simply not good enough and should be nearer 80 litres pppd. It is also crazy if Fenland DC are only allowed to adopt one of the 3 optional standards, when there might be justifiable reasons for all three?

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or

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in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

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Agent

Title:
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Organisation:

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50081-16

Yes, in order to address the climate emergency, increase healthy living and reduce air pollution, the promotion of cycling, walking and public transport has to be an important component in planning

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the design and growth of settlements. Car use will clearly continue in a rural location such as Fenland and form the biggest share of travel modes for a long-time to come, but in that case the switch to electric vehicles and suitable charging infrastrucure must be encouraged and facilitated by local planning policies.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50081-17

The Local Plan will need to expand upon the limited natural environment policies of recent local plans that concentrate mainly on designated sites and trees. These policies remain relevant, but much greater vision and investment in the natural environment will be required. The new Local Plan should include a policy requiring a minimum of 10% net biodiversity gain, with an aspiration for 20%. A high figure is justified in Fenland due to the below average land cover of natural habitats, the lack of strategic and local accessible natural greenspaces, and the need to invest in the natural environment to attract inward investment and improve health and well-being. Fenland DC will also need to prepare and adopt (either by themselves, or in collaboration across Cambridgeshire and Peterborough) a nature recovery strategy, that incorporates a strategy for biodiversity offsetting, so that financial contributions arising from biodiversity net gain can be directed to the most beneficial locations. Through implementation of biodiversity net gain policies and an offsetting strategy is should also be possible to promote the creation of strategic and local natural greenspaces for each of the market towns and larger villages (also see comments on open space).

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Question 25: Open Space Standards

25a) What type of open space should new development provide?

50081-18

It is critical to the future sustainability of Fenland that there is significant investment in the natural environment, to make up for the lack of strategic and local natural greenspaces. Each of the Market towns (Wisbech, March, Chatteris and Whittlesey) would benefit from new accessible natural greespaces and habitats, including larger strategic places easily accessible on foot or by cycle. The country parks previously promosed for Wisbech and March should be given policy backing and suitable locations identified in the Local Plan policies and maps. The area known as Wenny Fields in Chatteris is another suitable location a major natural greenspace for that town, which has a couple of very small closed cemeteries and no other accessible natural greenspace.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50081-20

Standards for provision of accessible natural greenspace, such as the Natural England ANGSt approach (2 Ha of natural greenspace within 300 metres of all residents) could be applied to settlements in Fenland to guide future planning and provision of local natural greenspaces. However, a new approach will be needed to ensure the provision of sufficient area of strategic natural greenspace, which will need to be developed collaboratively across Cambridgeshire & Peterborough (see below).

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50081-21

Yes, the Local Nature Partnership, through the "Future Parks Accelerator" programme is working with all local authorities across Cambridgeshire and Peterborough to undertake an audit of open spaces and to help frame standards for different types of open space. A key gap at present is the figure for natural greenspace provision through local plans which is woefully inadequate, but which in some cases could be combined with biodiversity net gain requirements to deliver multiple benefits. There is also a desperate need for a strategic natural greenspace standard for Cambridgeshire, which has far less accessible countryside than most other counties in England, as we have no downland, moorland or coast open access land. The public rights of way network is also very sparse, particularly in Fenland.

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Organisation:

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50081-22

New developments need to fully integrate and adopt full SUDs systems with source control measures and grey water systems to reduce consumption of potable water, as soon as possible. Some areas of new habitat created through biodiversity net gain might also function as part of natural flood management systems helping to reduce flooding elsewhere or manage run off from new and existing developments.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50081-23

The Wildlife Trust welcomes the much greater emphasis placed on the environment strand of sustainable development compared to previous versions of Fenland's local plans. We hope that this translates into strong policies and sustainable locations for new development that follow the mitigation hierarchy, of avoid, minimise, mitigate, compensate.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50081-24

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [ ] **Attracting inward investment to Fenland and creating more jobs**
- [ ] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [x] **Good quality, accessible open space (parks, play areas, etc)**

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6 Genuine efforts to create areas for nature ☑

7 Protecting the character of towns, villages and the countryside ☑

28b) Please identify any other top priorities.

50081-25

Water efficiency and adoption of full SUDs

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50046 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50046-1

Grow and have more available infrastrucuture i.e. more schools.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50046-2

It would need this to produce the qunatity but also use empty homes to achieve this.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50046-3

The need is not here at present.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50046-4

Taking away industry from villages i.e. Roman Bank.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50046-5

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50046-6

Consultee

Title:
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Surname: Baker
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50046-7

Only for Leverington do we have any knowledge.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50046-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50046-9

Yes i), No ii)

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50046-10

Consult Parish Council as to where i.e. to take in other parts adjoining us.

Question 5: Growth Options

5a) Which option/s do you prefer?

50046-11

Option 2 - Market Towns i.e. Chatteris/Whittlesey

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

5b) What are the positive and negatives of the option/s?

50046-12

All positive, no negatives

5c) Which option/s do you dislike and why?

50046-13

Option 4 - Growth will expand out of all proportion.

5d) Are there alternative options, not shown above, which should be considered?

50046-14

No

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50046-15

Option 3

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50046-16

Yes

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50046-17

Yes, too many

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50046-18

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50046-19

Yes for each home.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50046-20

No, not enough research is being done on them. Keep them away from homes.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50046-21

No

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50046-22

Yes

Consultee

Title:
First Name: Bryan
Surname: Baker
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50046-23

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50046-24

Yes, but it is not practical at present.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50046-25

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50046-26

Not enough power available.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50046-27

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

50046-28

We need more tree planting in Fenland.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50046-29

Allotments not being used at present.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50046-30

? - village roads are very narrow.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50046-31

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50046-32

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50046-33

Buildings to be in keeping with others in area.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50046-34

Yes, interior of houses should be of good size. Yes to ii) and iii) also.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50046-35

Yes, a heavy impact. Too small homes has impact on health.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50046-36

Need for good balance of housing.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50046-37

No comment.

15c) Should the plan encourage 'community-led' based housing schemes?

50046-38

What is community led?

Question 16: Gypsy and Travellers

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50046-39

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50046-40

Outskirts of towns.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50046-41

Yes, on edge of towns/villages are only possible places.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50046-42

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50046-43

No

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

50046-44

Yes if uses can be found.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50046-45

Yes

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50046-46

Infrastructure needs improving i.e. road/rail links.

19d) How should the Local Plan support the rural economy?

50046-47

Decent infrastructure.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50046-48

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50046-49

Protect shopping i.e. make parking easy, provide more disabled spaces.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50046-50

No change is needed.

Consultee

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Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50046-51

Market forces dictate this.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50046-52

Yes, but the 500 sqm is correct.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50046-53

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50046-54

We will always need the car in Fenland as buses are being cut daily. In Leverington there used to be a bus down Perry Road which has been cut. As a disabled person I cannot get to the new bus stops some distance away from my home hence I need a car.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50046-55

Every home should have a parking lot. In towns we need disabled parking spaces.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

50046-56

Yes of course.

23b) Should the Plan identify buildings of local importance?

50046-57

Yes even if not historic.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50046-58

Yes

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50046-59

Green spaces within each development and children's play areas in each new development.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50046-60

Children's play area with nets, goal posts etc

25b) What do you think of the quality of open space in your area?

50046-61

Not too bad at present.

25c) Should the Plan identify other areas of open space to be protected?

50046-63

Richmond Way, Leverington as room for play.

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50046-64

Yes

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50046-65

Yes important to do so.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50046-66

Don't build on flood plain i.e. Sutton Road, Leverington - old Delamore site it's asking for trouble.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50046-67

It's been noted that new developments run rough shod over local people's objections. One should take into account local knowledge.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50046-68

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☑
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☑
- **New homes which have room sizes of at least a minimum set size** ☑
- **Attracting inward investment to Fenland and creating more jobs** ☐

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Baker	Surname:	
Organisation:		Organisation:	

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

50046-69

Doctors surgeries, schools etc. Drainage needs to be addressed before more homes are built.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50046-70

Yes

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50046-71

Yes as long as they are kept to.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50046-72

No

50041 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Lucy	First Name:	
Surname:	Bartley	Surname:	
Organisation:	National Grid	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50041-1

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**

Consultee

Title:
First Name: Lucy
Surname: Bartley
Organisation: National Grid

Agent

Title:
First Name:
Surname:
Organisation:

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50111 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Kris	First Name:	
Surname:	Baxter	Surname:	
Organisation:	Studio 11 Architecture	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50111-1

Yes. Fenland is currently under delivering housing based on the figures contained within this question. On that basis we should be approving significantly more housing to enable the annual delivery of homes to meet the delivery.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50111-2

Agree that a settlement hierarchy should exist but consideration should be given to providing a proportion of development in all settlements.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50111-3

No

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50111-4

No

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50111-5

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50111-6

It should allow for a flexible policy for sustainable development in accordance with the NPPF.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50111-7

Option 1:Proportionate Settlement Growth & Option 5: Small Site Focus

5b) What are the positive and negatives of the option/s?

50111-8

It is a positive in supporting local communities for a proportionate settlement growth approach to be taken. Large site allocations have been an issue with the current Local Plan meaning larger developers and land owners must be involved and co-operate. Smaller sites can be brought forward more quickly and meet housing need quicker.

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

50111-9

Option 2: Market Town Led Growth - Whilst these settlements may be the most sustainable it restricts growth to only 4 settlements which is poor for the District as a whole.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50111-10

Option 1. Bespoke policies for each market town only

No bespoke policies would be a preference.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50111-11

No

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50111-12

No

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50111-13

No

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50111-14

No, this should be done nationally through the Building Regulations.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50111-15

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50111-16

No. The Future Homes Standards outlines an intention to remove the ability of planning departments to impose these types of conditions.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50111-17

No, this should be done through the Building Regulations.

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50111-18

No, this should be done through the Building Regulations.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50111-19

No, this should be done through the Building Regulations.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50111-20

No, this should be done through the Building Regulations.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50111-21

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50111-22

No

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50111-23

No

Consultee		Agent	
Title:		Title:	
First Name:	Kris	First Name:	
Surname:	Baxter	Surname:	
Organisation:	Studio 11 Architecture	Organisation:	

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50111-24

No

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50111-25

Yes. Improved design should be sought throughout the District.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50111-26

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50111-27

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50111-28

No

Question 14: Optional Standards

Consultee		Agent	
Title:		Title:	
First Name:	Kris	First Name:	
Surname:	Baxter	Surname:	
Organisation:	Studio 11 Architecture	Organisation:	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50111-29

No, they are policies that should be national policies brought forward through the Building Regulations not locally through the Local Plan.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50111-30

Self-Build and Custom Housebuilding

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50111-31

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50111-32

Yes, but it should not rely on this housing to meet overall housing numbers.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50111-33

No

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50111-34

They should be in self contained sites outside of current settlements.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50111-35

No, self-build plots will naturally be one-off plots or specific sites.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50111-36

Yes, this should be encouraged and consideration should be given to a policy for self-build sites outside settlement boundaries.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50111-37

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50111-38

The private car will always be required but consideration should be given to looking at low-carbon solutions as a positive in development.

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50111-39

Yes

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50111-40

No

23b) Should the Plan identify buildings of local importance?

50111-41

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50111-42

It would be helpful for the current requirements to be written in a more simplified way.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50111-43

No

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐

Consultee

Title:
First Name: Kris
Surname: Baxter
Organisation: Studio 11 Architecture

Agent

Title:
First Name:
Surname:
Organisation:

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50059 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Mark	First Name:	
Surname:	Behrendt	Surname:	
Organisation:	Home Builders Federation	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50059-1

The local housing needs assessment using the standard method is the minimum number of homes the Council need to plan. The NPPF and PPG both set out a number of circumstances where a higher figure may be required, these are considered below.

Firstly paragraph 60 of the NPPF states that the housing need figure should take into account any needs that cannot be met within a neighbouring area. The Council will therefore need to ensure that it has engaged with the appropriate LPAs in neighbouring areas identify whether there are any unmet needs and if there are consider how these can be addressed. It will also be important for the Council not to merely look at neighbouring authorities. The NPPF states in paragraph 60 that Council's must consider needs in neighbouring "areas" which would suggest that the Council should consider, as minimum, housing needs and supply in neighbouring Housing Market Areas or Counties.

Secondly the Council must consider whether the economic circumstances faced by Fenland or neighbouring areas would require additional delivery. It will be important for the Council to engage thoroughly with the Cambridge and Peterborough Combined Authority to consider the impacts on Fenland from future growth strategies and infrastructure funding bids on the need for housing not only in Fenland but across the Joint Authority.

Thirdly, the Council will need to consider, as set out in paragraph 2a-024 of PPG, whether an increase in the total amount of housing is necessary to help deliver the required number of affordable homes. It would appear that the Council needs to allocate more land to improve delivery given that the in the last two monitoring years the Council delivered just 48 affordable homes against an annual need of circa 170.

In addition, it will be necessary for the Council to include a buffer in its planned supply to ensure

Consultee

Title: Mr
First Name: Mark
Surname: Behrendt
Organisation: Home Builders Federation

Agent

Title:
First Name:
Surname:
Organisation:

that its housing requirement is met. This buffer will ensure that any unforeseen delays in allocated sites coming forward and slower than expected delivery rates on sites under construction will still allow the Council to meet its housing requirement for the plan period. We suggest a buffer of 20% is necessary to ensure that there is sufficient capacity in the borough's land supply to ensure that unforeseen circumstances do not derail the overall objectives of the plan with regard to housing delivery.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50059-2

We would support a flexible policy that would allow development to take that adjoins a settlement. One approach to supporting development on the edge of settlements that has been recently been found sound is policy HOU5 in the Ashford Local Plan and is set out below.

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"Proposals for residential development adjoining or close to the existing built up confines of [list settlements] will be acceptable provided that each of the following criteria is met: a) The scale of development proposed is proportionate in size to the settlement and level, type and quality of day to day service provision currently available, and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in the Local Plan and committed development in liaison with service providers; b) The Site is within easy walking distance of basic day to day services in the nearest settlement and/or has access to sustainable methods of transport to access a range of services; c) The development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area; d) The development is located where it is possible to maximise the use of public transport, cycling and walking to access services; e) Conserves and enhances the natural environment and preserves or enhances any heritage assets in the locality; and f) The development (and any associated infrastructure) is of a high-quality design and meets the following requirements: i) It sits sympathetically within the wider landscape; ii) It preserves or enhances the setting of the nearest settlement;

iii) It includes an appropriately sized and designed landscape buffer to the open countryside; iv) It is consistent with the local character and built form, including scale, bulk and the materials used; v) It does not adversely impact on neighbouring uses or a good standard of amenity for nearby residents; vi) It would conserve biodiversity interests on the site and/or adjoining area and not adversely affect the integrity of international and nationally protected sites in line with Policy."

This approach allows the Council to take a more flexible approach that is proportionate to the size and nature of the settlement without compromising the integrity of the Council's spatial strategy and settlement hierarchy. Such an approach will better support the Council in meeting its ambitious targets and provide flexibility in delivering both market and affordable homes that will improve the vibrancy and vitality of Fenland's rural communities.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50059-3

It is unlikely that any single option will provide the solution for delivering balanced growth across the plan period. We would expect to see elements of each of the options set out in chapter 5 that

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would allow for the delivery of strategic sites (either as urban extensions or new settlements) as well as medium sized and smaller allocations in a variety of settlements. The most important element of any strategy is that it is not overly reliant on a few larger sites to deliver the majority of its development. Only by providing allocations that provides a diverse range of sites in a wide range of communities will the Council be able to meet the breadth of housing needs in the Borough.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50059-4

Whilst we support plans that set out how the Council will achieve improvements in health and well

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being, we are opposed to the requirement for any scale of residential development providing Health Impact Assessments. In preparing its local plan the Council should have considered the health impacts with regard to the level and location of development. Collectively the policies in the plan should ensure health benefits and limit any negative impacts and as such any development that is in accordance with that plan should already being contributing positively to the overall healthy objectives of that area. If they do not then that is a failure of the plan not the development. The Council should be using the plan to reduce the amount of documentation required not adding to it.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50059-5

In considering the requirement for the inclusion of renewable energy within developments the Council must test the impact of this policy viability and should be explicitly addressed within the whole plan viability assessment. It will also be necessary to ensure that the policy is flexible and allows for the variation of local requirement on the basis that its provision is either unfeasible or unviable, as required by paragraph 153 of the NPPF.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50059-6

The Council should not go beyond current building regulations. The HBF acknowledges that the Government has not enacted its proposed amendments to the Planning & Energy Act 2008 to prevent the Council from stipulating energy performance standards that exceed the Building Regulations but consider that the Councils should comply with the spirit of the Government's intention of setting standards for energy efficiency through the Building Regulations and to maintain this for the time being at the level of Part L 2013 (as set out in Fixing the Foundations, HM Treasury, July 2015).

Under the 2019 NPPF new development should be planned to help reduce greenhouse gas emissions by its location, orientation, and design. Any local requirements for the sustainability of

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buildings should reflect the Government's policy for national technical standards (para 150b). The Government has sought to set standards for energy efficiency through the Building Regulations. The starting point for the reduction of energy consumption should be an energy hierarchy of energy reduction, energy efficiency, renewable energy, and then finally low carbon energy. From the start, emphasis should be on a "fabric first" approach which by improving fabric specification increases thermal efficiency and so reduces heating and electricity usage consequentially newly built homes are far more energy efficient than the existing housing stock.

The HBF support the movement towards greater energy efficiency via a nationally consistent set of standards and a timetable for achieving any enhancements which is universally understood and technically implementable. It is the HBF's opinion that the Councils should not be setting different targets or policies outside of Building Regulations. The key to success is standardisation and avoidance of every authority in the country specifying its own approach to energy efficiency which would mitigate against economies of scale for both product manufacturers, suppliers, and developers.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

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10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50059-8

The provision of allotments should be based on the need for such infrastructure and be directly related to the scale and necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Whilst there may be other benefits arising from such infrastructure these additional benefits cannot be considered sufficient justification to require their provision from new development.

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12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

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Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50059-9

If the Council are to adopt these standards it must provide the necessary justification as set out in PPG to show that they are both needed and that they would not compromise the viability of development. In considering viability of these standards the Council must assess the cumulative impact of all its policies in the local plan. The increasing policy burdens in local plans on development need to be properly tested if the Council is to be certain that the deliverability of the local plan is not undermined and that development that is compliant with the local plan can be assumed to be viable.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

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Organisation: Home Builders Federation

Agent

Title:
First Name:
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Organisation:

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50059-10

We recognise that consideration needs to be given as to the size and type of home needed across the Borough. However, we would suggest the Council avoids placing specific requirements on development with regard to housing mix. Borough wide assessments provide a helpful guide as to the overarching mix the Council is seeking to achieve and whilst helpful for monitoring, they cannot be used to define what individual developments should deliver. The most effective mechanism for delivering a mix of housing types and size that meets the needs of the market is by providing a diverse range of sites that will support a range of different providers and ultimately ensure the type of houses that are required within Fenland are delivered.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50059-11

We would not support the Council imposing a requirement to provide self-build plots on large

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residential developments. Planning Practice Guidance sets out in paragraph 57-025 that in carrying out its duty with regard the provision of self-build plots and outlines that Councils should engage with landowners to encourage them to consider self-build and custom housebuilding. This suggests that the Council should work with landowners to identify suitable sites for self-build and then allocate these sites rather than impose a top down target which will not deliver more new homes only alter the way those homes are delivered. The Council must also take into account that the majority of self-builders will not be looking for a plot on a large house building site and should consider policy mechanism that will bring forward appropriate sites that will established demand. For example, the Council could consider whether a self-build exception policy for sites on the edge of smaller settlements could be a way of bringing forward smaller plots in areas that are likely to be more in line with the expectations of those wishing to build their own home. Such sites would also contribute additional homes rather than the same house just built differently.

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

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Title: Mr
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20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural

Consultee

Title: Mr
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24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50059-12

As the Council recognise in the consultation document, the Government are currently in the process of preparing legislation to require development s to provide net gains in biodiversity. If this does become a requirement the Council will need to ensure that its impact on viability is properly tested. Having reviewed the Council's viability assessment we note that the Council has increased the fees assumption by 1% to cover the potential costs of this policy. This is unlikely to be sufficient. Delivering a minimum 10% net improvement in biodiversity will have a significant cost impact on development. In particular the cost of developing greenfield sites could be a considerable expense and a more considered approach as to the impact of this policy requirement is necessary. The Government's latest impact assessment1 suggest an average cost in the region of £20,000 per hectare. However, research by Savills2 suggests that this could be substantially more at between £9,000 and £15,000 per dwelling.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50059-13

Thank you for consulting the Home Builders Federation (HBF) on the issues and options

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consultation for the new local plan. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year. Outlined below (in our submitted representation) are our comments on the approach taken by the Council to increasing the supply of land for residential development and the policies being proposed with regard to the management of new development in future. I trust that the Council will find these comments useful. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry. The HBF would like to be kept informed of the progress of the document. Please use the contact details provided below for future correspondence.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50059 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Mark	First Name:	
Surname:	Behrendt	Surname:	
Organisation:	Home Builders Federation	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50006 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Catherine	First Name:	
Surname:	Bell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee		Agent	
Title:		Title:	
First Name:	Catherine	First Name:	
Surname:	Bell	Surname:	
Organisation:		Organisation:	

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

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5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

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Consultee

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Consultee

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iii) Access standards to new homes

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16b) What other suitable locations for Gypsy and Traveller pitches are there?

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Consultee		Agent	
Title:		Title:	
First Name:	Catherine	First Name:	
Surname:	Bell	Surname:	
Organisation:		Organisation:	

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

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20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

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20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Catherine
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Organisation:

Agent

Title:
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Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50006-1

Re: Wenny Meadow - I live near Wenny Meadow and walk my dog there daily I also go over on a weekend with my children who love to run around there. I am disgusted by the idea of building houses on this site. While I understand the need for more affordable housing Chatteris has poor transport links and only one overworked doctor surgery these problems should be looked at first and under no circumstances should a beautiful green open space which gives so much pleasure and helps improve fitness and wellbeing for local people be used for housing.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

Consultee

Title:
First Name: Catherine
Surname: Bell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50117 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:	Sharon, Patricia Joyce and Melanie	First Name:	Richard
Surname:	Bester, Whittlesey and Curl - C/O NY	Surname:	Mowat
Organisation:		Organisation:	Johnson Mowat

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50117-1

The growth of Fenland and the ambition to attract inward investment is supported. Fenland should have an ambitious target for both housing and local employment matched by appropriate services and infrastructure improvements. It is therefore considered that the housing target should be greater than 550 dwellings over the plan period. Rather than solely focusing on the 4 Market Towns growth should also be focused and planned in the growth villages of which Wimblington should be given more focus.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50117-2

The Government target is a minimum amount set by the Government. Factoring in ambitions in relation to Employment Growth and general ambitions for the district, the housing target should be higher to cater for this.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50117-3

The authority should attract inward investment by providing suitable locations for development to take place And also providing it in suitable locations for local people to travel by sustainable transport methods.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50117-4

A settlement hierarchy is vital to directing development to suitable locations.

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50117-5

We are content that Wimblington is identified as a growth village. However a more ambitious policy for housing growth should be aimed at development in growth villages (by definition).

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50117-6

No. The introduction of settlement boundaries would reduce the flexibility of the development within the District.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50117-7

A flexible policy allows for development which adjoins the settlement boundary would be most suitable. It would ensure the targets for development can be met. It also ensures development come forwards rather than unviable, stalled allocations not coming forward.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50117-8

Settlement boundaries not recommended.

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

Question 5: Growth Options

5a) Which option/s do you prefer?

50117-9

An approach similar to option 1 however with a greater focus on growth villages meeting the Council's housing requirements.

5b) What are the positive and negatives of the option/s?

50117-10

An approach set out at 5a should be pursued.

5c) Which option/s do you dislike and why?

50117-11

As per 5a. The options fail to acknowledge the importance of growth villages and more development should be focused in these settlements. People have a right to be able to live in the villages and suitable provision must be made, rather than settlement hubs.

We do not consider that Option 4 is appropriate for Fenland as previous experience indicates that new settlements take a significant amount of time to deliver and require extensive infrastructure. For this relatively rural area, we suggest that the allocation of land should seek to enhance and contribute towards improving existing infrastructure and leveraging off this, rather than diverting resources to a new town.

Whilst Option 6 is laudable, in the first instance discussions should be held with transport providers to establish whether they would be willing to extend existing service provision along these proposed corridors. It may be more beneficial to concentrate development on existing towns and villages where these services already exist and additional critical mass can help sustain these services.

5d) Are there alternative options, not shown above, which should be considered?

50117-12

An approach focusing on the market towns and the growth villages. Most suitable by their definition in the settlement hierarchy.

Question 6: Settlement Policies

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50117-13

Option 2- Bespoke policies for higher order settlements coupled with supportive, ambitious growth polices and allocations to support this.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50117-14

The Council should consider these matters in allocating the sites. If development has impacts in terms of local capacity problems then any improvements should be funded through S106/Contributions.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50117-15

The matter should be dealt with through Building Regulations.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50117-16

The matter should be dealt with through Building Regulations.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50117-17

Building regulations and Government Guidance should lead these matters.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50117-18

Should be led by the markets choice and Government Policy.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50117-19

Case by case basis.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50117-20

Should be led by government policy.

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50117-21

Each case and application in its own merits. There is potential in line with national policy to consider these matters.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50117-22

Developers should not be required to provide these on site. If required contributions via CIL could be used.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50117-23

Cycle ways and enhancements can be provided within developments.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50117-24

A strategic design policy would assist in guiding development however it should be a guidance policy rather than a checklist of requirements.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50117-25

Not required.

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50117-26

Such matters should be dealt with through building regulations.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50117-27

Dealt with via building regulations. Internal space standards should be a guide for development but not a requirement.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50117-28

Additional requirements add costs to development and may make some developments unviable, especially on brownfield sites or conversions.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50117-29

Suitable family homes including affordable homes. We have been informed by the Council's housing officer that the affordable housing need is for 1, 2 and 3 bed properties.

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50117-30

Yes as this helps deliver much needed affordable homes in areas of justified need.

15c) Should the plan encourage 'community-led' based housing schemes?

50117-31

Yes as this can also allow local people to have a say in the planning system.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50117-32

No this should be undertaken separately by the Council in allocating specific allocations.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50117-33

Alternative housing should be supported in the district.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50117-34

No these should be provided on smaller sites which would be more suited and should be market led rather than policy led.

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

18b) Should we allocate sites which are set aside only for self-build and custom build?

50117-35

Yes smaller sites should be allocated for this but only if the landowner wants the site to come forward for this purpose. If there is concerns as to the delivery of sites for these purposes they should come forward through other means i.e. by one developer.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50117-36

The Council should allow flexible uses in employment areas to cater for ever changing needs and allow sites to not remain vacant if they can come forward in a suitable alternative use.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50117-37

In well located locations close to transport links and larger populations.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50117-38

Ensuring that settlement limits are not imposed and providing supportive policies for employment sites in key strategic locations.

19d) How should the Local Plan support the rural economy?

50117-39

Supportive policy for the rural economy.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50117-40

Only in cases in which the asset is already in use and has not historically been vacant.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50117-41

The Council should encourage alternative transport methods however recognise the need for private Cars by members of society.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50117-42

The Council should be flexible.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

environment?

50117-43

Each case should be considered on its own merits.

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50117-44

Ensuring a net benefit as per national guidance.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50117-45

Informal openspace can provide a key part in enhance larger developments. Other requirements could be funded through S106/CIL.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50117-47

Only where open space is of national importance.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50117-48

Applications should be judged on a case by case basis.

Consultee

Title:
First Name: Sharon, Patricia Joyce and Melanie
Surname: Bester, Whittlesey and Curl - C/O NY
Organisation:

Agent

Title: Mr
First Name: Richard
Surname: Mowat
Organisation: Johnson Mowat

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50117-49

Please see supporting vision document [attached] as the suitability of the representation site and its potential to deliver at least 75% affordable housing.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50117-50

- [ ] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [x] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [x] **Attracting inward investment to Fenland and creating more jobs**
- [ ] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [ ] **Investment in walking and cycling infrastructure**
- [ ] **Good quality, accessible open space (parks, play areas, etc)**
- [ ] **Genuine efforts to create areas for nature**
- [ ] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50117-51

Deliver sites much needed affordable housing, of which there is a shortage and

50117 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:	Sharon, Patricia Joyce and Melanie	First Name:	Richard
Surname:	Bester, Whittlesey and Curl - C/O NY	Surname:	Mowat
Organisation:		Organisation:	Johnson Mowat

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50117-52

In line with the Local Plan.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50117-53

Yes as to guide their allocation of development.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50086 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Lee	First Name:	
Surname:	Bevens	Surname:	
Organisation:	L Bevens Associates Architects Ltd	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50086-1

Fenland should look to lose its stigma, which it seems to have nationally. To do this there needs to be the investment in infrastructure, employment, housing and open space. Appropriate investment in infrastructure is the key driver in this with major improvements required to road linkages and cycle links between the 4 market towns and surrounding villages.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50086-2

I personally believe that the Local Plan needs to have greater flexibility and be reviewed to match the economic situation of the country, but that aside based upon current guidelines 2040 is about right.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50086-3

Based upon the lack of housing delivery over the last 5 years and the lack of investment in infrastructure unless things change I do not believe FDC will deliver anywhere near that figure so raising it would be a waste of time.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50086-4

Given the proximity of Cambridge and the bio-medical and software investment, I believe that Fenland should look to that market. Chatteris for example is some 20 miles north of Cambridge and travelling into Cambridge is a nightmare. Think of the additional investment that would come if you could bring employment from that industry into the southern area of the district. The Fens could really drive forward!

50086 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Lee	First Name:	
Surname:	Bevens	Surname:	
Organisation:	L Bevens Associates Architects Ltd	Organisation:	

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50086-5

I disagree. I believe that it the policy is too restrictive but accept that often the smaller towns and villages do not always have the infrastructure and facilities but unless investment takes place in the villages then they will become future ghost towns and local shops and pubs will close because of the lack of housing numbers to support them.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50086-6

See comments above. It is too restrictive and development in the smaller villages is too prescriptive.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50086-7

I believe that with their reasonable transport links and connectivity to nearby facilities that Leverington, Benwick, Coates and Eastrea should be moved up in categories to allow future investment and better growth.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50086-8

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50086-9

Flexible policy

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50086-10

They are too restrictive, please do not introduce them.

Question 5: Growth Options

5a) Which option/s do you prefer?

50086-11

Proportionate growth, new settlements and corridor growth

5b) What are the positive and negatives of the option/s?

50086-12

I think that proportionate growth allows development to be controlled subject to a variety of other policies but certain towns should not see priority growth against others. New settlements will allow for more cohesive overall developments that can deliver a variety of important requirements but these will not be delivered unless investment in infrastructure takes place which has been a major issue holding back the fens.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50086-13

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50086-14

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50086-15

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50086-16

Agree

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50086-17

Yes

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50086-18

Potentially yes, but I personally feel that there are already too many across the area.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50086-19

Yes, this should be explored to reduce overall CO2 emissions.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50086-20

A percentage of overall dwellings in a scheme should exceed building regulations standards but I do not think it should be over prescriptive as there are already significant costs in housing delivery, one of the reasons why large scale developments are not happening

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50086-21

Yes, This is common sense that good designers would naturally take into account.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50086-22

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50086-23

Unfortunately yes, as that seems the way central government are going and reducing co2 emissions is a key objective.

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50086-24

No. Too prescriptive and the house values are not there in The Fens to support this idea and it will drive development away.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50086-25

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50086-26

No

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50086-27

I don't think that it should be a requirement but the Local Plan could suggest it as a way of reducing the carbon footprint of developments

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50086-28

YES YES YES. This I believe is a fundamental requirement. The Fens has appalling cycle networks and linkages between towns and villages and the roads are just too dangerous to cycle.

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50086-29

Yes Yes Yes! There are too many poor designed houses being built.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50086-30

I think that a design guide can cover the whole district without having to pick out individual towns

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50086-31

Yes. There is a lot of poor design in the district. I think that this matter needs a workshop or further discussion as part of the Local Plan process to discuss in detail the issues.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50086-32

Yes.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50086-33

Yes. All new housing in the district should be designed to national described space standards (last one was March 2015) A percentage of larger scale development should meet lifetime homes standard.

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50086-34

No. However minimum space standards would not affect the viability of the scheme. They would improve the overall development and make them more marketable

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50086-35

A suitable cross range is required but market research at the time will show the demand for types and tenure. This needs to be flexible

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50086-36

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50086-37

Yes but be careful as there will be always be the NIMBY culture where locals want/need housing but do not want it near their own homes for fear of devaluing theres.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50086-38

No. Separate allocations should be made for this otherwise it will affect delivery.

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50086-39

[comment redacted - inadmissible]

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50086-40

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50086-41

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50086-42

That will dependant on the need and long term vision. If there is not a medium term need anymore then other uses should be explored to spark investment.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50086-43

Infrastructure and good quality housing.

19d) How should the Local Plan support the rural economy?

50086-44

Attract outside investment. Be more flexible in decision making.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50086-45

Yes. Reduce business rates and stop charity shops and fast food chains from dominating the centres.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

It needs to be flexible to suit the national picture.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50086-46

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

explored.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50086-47

The private car will always be required, but improvements in cycle routes is a massive requirement.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50086-48

Yes. Larger spaces required to suit modern vehicles

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50086-49

We need to protect our past but not necessarily at the expense of the future, so a balanced view.

23b) Should the Plan identify buildings of local importance?

50086-50

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50086-51

No. The opposite. I think that there are areas of conservation areas that need to be reduced.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50086-52

New development generally enhances biodiversity

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50086-53

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

Consultee

Title: Mr
First Name: Lee
Surname: Bevens
Organisation: L Bevens Associates Architects Ltd

Agent

Title:
First Name:
Surname:
Organisation:

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50122 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Robert	First Name:	
Surname:	Boddington	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50122-1

Fenland as a whole should be a caring, sharing community. More local bus services, more car parking, more doctors' surgeries and all infrastructure improved. There should be more affordable housing and jobs for local people.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50122-2

For every new house, more services must be planned for.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50122-3

No higher

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50122-4

Agricultural based industry must be foremost, out of the market towns.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50122-5

I agree, small villages should stay as small settlements. Road systems and services are not sustainable.

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50122-6

No

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50122-7

No

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50122-8

Yes, ransom strips between development.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50122-9

i) Hard boundaries

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50122-10

Agricultural field systems and waterways should be the natural boundaries.

Question 5: Growth Options

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5a) Which option/s do you prefer?

50122-11

Option 2, but to include services and infrastructure.

5b) What are the positive and negatives of the option/s?

50122-12

Small villages should remain small.

5c) Which option/s do you dislike and why?

50122-13

Option 4, agricultural land will disappear. But realistically, in 20 years time this will be the result.

5d) Are there alternative options, not shown above, which should be considered?

50122-14

No

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50122-15

Option 3

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50122-16

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50122-17

People's choice.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50122-18

Yes, they should submit a Health Impact Plan.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50122-19

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50122-20

Yes, and solar power.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50122-21

Yes, and to encourage tree planting and sensible bio-diversity.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50122-22

Developers will stick to basic Buiding Regulations to maximise their profits.

50122 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Robert	First Name:	
Surname:	Boddington	Surname:	
Organisation:		Organisation:	

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50122-23

It should take all of those into account.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50122-24

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50122-25

Good idea.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50122-26

If the generation of the electric supply is eco-friendly. Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50122-27

Yes

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50122-28

Definitely, yes.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50122-29

Possibly?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50122-30

Should concentrate on providing public transport for the elderly who cannot cycle or walk long distances.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50122-31

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50122-32

Yes, each town and village is individual in its needs.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50122-33

Whittlesey needs a road bridge or by-pass, eventually leading to the industrial area. At present heavy lorries going through the town cause traffic disruption and danger to the towns people, also increase the traffic pollution.

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50122-34

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50122-35

(i), (ii), (iii)

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50122-36

I have no evidence but the standards suggested must be a good thing.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50122-37

More affordable housing but not potential slums!

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50122-38

Yes

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50122-39

Possibly with tight controls.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50122-40

Possibly. At present Gypsies and Travellers movements should be strictly monitored. When turning up to a site they should be charged a high deposit which will be returned when they leave the site clean and tidy.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50122-41

That would be down to local councils.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50122-42

That could lead to more tourism, so must be encouraged but mooring fees collected.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50122-43

No

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

18b) Should we allocate sites which are set aside only for self-build and custom build?

50122-44

Individual planning for individual homes.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50122-45

Yes, retain employment in those areas when possible.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50122-46

Agricultural employment.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50122-47

Transport and road improvements.

19d) How should the Local Plan support the rural economy?

50122-48

Provide public transport and better roads.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50122-49

Yes

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50122-50

Yes, both.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50122-51

Larger shops for larger towns i.e. Whittlesey.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50122-52

Extended to a certain degree, but within the confines of land availability.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50122-53

Yes, 500 sq m.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50122-54

Maybe, but down to supply and demand.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50122-55

Bus services should be increased but cars will always be needed for non-bus routes.

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50122-56

Adequate parking for market towns to thrive.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50122-57

Yes

23b) Should the Plan identify buildings of local importance?

50122-58

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50122-59

Historic vernacular buildings such as mud walls in Whittlesey, some are outside the Conservation Area.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50122-60

Double the tree planting in all towns and develop "pocket parks" as in March.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50122-61

Play areas a must. Encourage natural greenspace with trees.

Consultee		Agent	
Title:		Title:	
First Name:	Robert	First Name:	
Surname:	Boddington	Surname:	
Organisation:		Organisation:	

25b) What do you think of the quality of open space in your area?

50122-62

Notable absence of trees. My village has two play parks but no trees.

25c) Should the Plan identify other areas of open space to be protected?

50122-64

Anywhere where building is not permitted.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50122-65

Yes, as much as possible.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50122-66

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50122-67

New development will always increase flood risk.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50122-68

More biodiversity in all areas. The wildlife, more than anything else, is paramount to our future.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title:
First Name: Robert
Surname: Boddington
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

28a) What, overall, are your priorities? Please select up to five from the following list.

50122-69

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☐
New homes which are easily adaptable and accessible for the disabled or elderly	☑
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

50122-70

All of the questions in 28A.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50122-71

Once the target is set it should not be altered by higher authorities.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50122-72

Yes, but a sustainable level.

50122 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Robert	First Name:	
Surname:	Boddington	Surname:	
Organisation:		Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50122-73

To ensure it is followed through.

50092 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Jane	First Name:	
Surname:	Bolingbroke	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50092-1

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50092-2

Existing shops within the High street of Chatteris should be protected and supported. I do think

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

that leisure and recreation facilities should be provided and encouraged and the ideal location for this would be where Jacks and PoundStretcher is situated. Ample parking and space and this will bring jobs into the town and more business in general and residents from Chatteris will not have to travel to other Towns. A Cinema and chain sit down food place would be an excellent and welcomed addition to the town.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50092-3

Extended, as per my answer to question 29b

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50092-4

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50092-5

Public transport is a is terrible, having a private car unfortunately is essential

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

Consultee

Title:
First Name: Jane
Surname: Bolingbroke
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50092-6

Facilities for the older kids, all pre school type of equipment currently.

25b) What do you think of the quality of open space in your area?

Terrible, such as Furrowfields, what a joke, great big patch of land with a pitiful babyish play park but dog walkers heaven with many a dog off the lead and near kids!

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Consultee		Agent	
Title:		Title:	
First Name:	Jane	First Name:	
Surname:	Bolingbroke	Surname:	
Organisation:		Organisation:	

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50092 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Jane	First Name:	
Surname:	Bolingbroke	Surname:	
Organisation:		Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50106 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50106-1

Yes.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50106-2

no.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50106-3

Light industry, agritech

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50106-4

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50106-5

No

Consultee

Title: Councillor
First Name: Gavin
Surname: Booth
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50106-6

Guyhirn moved up one level, it has good public transport links and services.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50106-7

Yes.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50106-8

Hard with exception sites for affordable housing.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50106-9

Discuss with public and agree with Town / Parish Councils.

Question 5: Growth Options

5a) Which option/s do you prefer?

50106-10

Option 1

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

5b) What are the positive and negatives of the option/s?

50106-11

Keep villages viable.

5c) Which option/s do you dislike and why?

50106-12

3 - development would lead to integration of new communities.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50106-13

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50106-14

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50106-15

Yes near schools.

Consultee

Title: Councillor
First Name: Gavin
Surname: Booth
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50106-16

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50106-17

Yes.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50106-18

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50106-19

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50106-20

Yes

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50106-21

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50106-22

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50106-23

Possible. Already many rural properties do not have access to Gas.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50106-24

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50106-25

Yes - large scale developments

Consultee

Title: Councillor
First Name: Gavin
Surname: Booth
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50106-26

Towns only.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50106-27

Guidance only?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50106-28

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50106-29

Rural public transport.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50106-30

?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50106-31

Yes

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50106-32

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50106-33

Smaller starter homes 1 - 3 bed units. Less executive style homes.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50106-34

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50106-35

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50106-36

Yes, they should be provided with sites in / near Towns so they have access to resources.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Consultee

Title: Councillor
First Name: Gavin
Surname: Booth
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50106-37

Guidance only.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50106-38

Not site specific.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50106-39

Retain existing.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50106-40

Allow for small scale industrial units in the villages and rural area.

Consultee

Title: Councillor
First Name: Gavin
Surname: Booth
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

50106-41

See above.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50106-42

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Protect shops.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50106-43

Yes, 250 sq m.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50106-44

Yes, such as village pubs, halls, etc.

Questions 22: Transport

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50106-45

Emphasis on public transport.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50106-46

Yes minimum standards in villages 1 car parking space per bedroom.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50106-47

Yes

23b) Should the Plan identify buildings of local importance?

50106-48

Yes, keep existing.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50106-49

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

50106-50

Keep existing policy.

25b) What do you think of the quality of open space in your area?

Good

25c) Should the Plan identify other areas of open space to be protected?

50106-52

Yes.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50106-53

More emphasis should be given to the views of IDB's as they are the local experts.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	Gavin	First Name:	
Surname:	Booth	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50029 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Ted	First Name:	
Surname:	Brand	Surname:	
Organisation:	Brand Associates Architects	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50029-1

could be more to meet the need in villages but this needs to include affordable

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50029-2

Fenland needs some up market/hi-tech employment land. The south and the west of the of the current March south broad location for growth would make a good 'gateway' to March has good access to the Cambridge area

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50029-3

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50029-4

More development is needed in the villages to support or encourage local facilities

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50029-5

Benwick and tydd st giles, these both have some facilities and are not far from Market Towns

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50029-6

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50029-7

ii) Flexiable

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50029-8

1 – proportionate

5b) What are the positive and negatives of the option/s?

50029-9

1. Enhance the rural economy
2. With internet more business people are work from home which is more sustainable

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50029-10

2

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50029-11

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50029-12

No

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50029-13

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50029-14

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50029-15

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50029-16

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50029-17

Yes

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50029-18

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50029-19

Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50029-20

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50029-21

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50029-22

Yes

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50029-23

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50029-24

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50029-25

No

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50029-26

1) No ii) Yes iii) No

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50029-27

No

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50029-28

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50029-29

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50029-30

Yes

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

18b) Should we allocate sites which are set aside only for self-build and custom build?

50029-31

No

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50029-32

Yes if appropriate

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50029-33

Allow more development in rural areas

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50029-34

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Other types of development should be encouraged, including housing

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50029-35

Yes – unless there is evidence that they are not viable

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50029-36

Encourage but there will always be demands for cars unless bus services is greatly improved

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50029-37

Yes but with more flexibility

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50029-38

No

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

50029-39

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50029-40

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50029-41

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50029-42

Suds are remedial measures and design, eg building higher etc, so that sites in flood zone 3, which

Consultee

Title:
First Name: Ted
Surname: Brand
Organisation: Brand Associates Architects

Agent

Title:
First Name:
Surname:
Organisation:

are not actually at any significant risk of flooding, can be developed – see 27

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50029-43

Flood risk
- EA Flood Zones 2/3 should not be the trigger for sequential test as the EA zones are not accurate measure of actual flood risk
- Large areas of farmland have had sites blighted by existing policy, for no good reason.
- The current requirement ST requirements are loaded against small sites as they are more available than large sites, this is not logical
- North and Middle level commissioners information should be the trigger for sequential testing
- The Fens are unique and must have policies to reflect this.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50029-44

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☑
New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

50029 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Ted	First Name:	
Surname:	Brand	Surname:	
Organisation:	Brand Associates Architects	Organisation:	

50029-45

Policies to allow development on smaller sites with history of flooding and no evidence of actual significant risk of flooding, in the EA Zones 2 and 3

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50029-45

No

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50090 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Fiona	First Name:	
Surname:	Bryan	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50090-1

A better transport infrastructure e.g. roads and rail supporting an increased population and business. Growth should be planned long-term, including development of all towns, villages and setting up of new towns/villages.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50090-2

A long term plan is appropriate for extensive development of such a large area. 2040 would appear right.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50090-3

If there are concrete assurances against potential flooding of the area in the long term future, I would welcome achieving higher than the national average. However, the distribution of housing should be evenly distributed across the Fenland.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50090-4

Tourism and entertainment would be key sectors as research suggests people are less interested in material items. However, in places, there is still a need to attract larger retail chains. I would also welcome large businesses e.g. tech companies.

Question 3 - Settlement Hierachy

Consultee		Agent	
Title:		Title:	
First Name:	Fiona	First Name:	
Surname:	Bryan	Surname:	
Organisation:		Organisation:	

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50090-5

I disagree with the policy. In my view, the number of houses should be determined on a number of criteria such as road infrastructure; numbers of current and potential cars/lorries etc passing through; public transport facilities; number and range of shops; number of doctors'/dentists'/banks etc and entertainment facilities available to existing and potential populations.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50090-6

Chatteris is nowhere near the size of the other market towns and equally, has absolutely no facilities to offer existing, never mind new residents. Chatteris should be considered between the growth village and market town.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50090-7

I don't know about the other places. To my mind, Chatteris should be moved down. However, I think this broad brush approach is not sympathetic to the different places that people live.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50090-8

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50090-9

flexible

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50090-10

In Chatteris, a large ring road should be built considerably wider than the current town. This could be connected up to existing and future (hopefully) main roads and divert heavy traffic away from residential areas. This could be considered the boundary, in my view.

Question 5: Growth Options

5a) Which option/s do you prefer?

50090-11

A mix of option 3, 4 and 5.

5b) What are the positive and negatives of the option/s?

50090-12

Some towns and villages can benefit from further growth, meeting the housing needs of growing families as long as it is affordable and not exclusive housing. New settlements would provide fresh starts for planning and easier to build large numbers of houses in a managed way.

5c) Which option/s do you dislike and why?

50090-13

Corridor growth will cause chaos on already busy and dangerous main roads. 90% allocation to market towns or market town led growth is unfair, putting unnecessary strain on these places - driving down house prices and increasing prices of villages where it will be more desirable to live. The housing need must be met by all and more fairly distributed.

5d) Are there alternative options, not shown above, which should be considered?

50090-14

Growth could also achieved through more innovative ways than building lots of houses. I like the idea of building apartments on top of businesses, such as supermarkets and the regeneration of derelict buildings.

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50090-15

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50090-16

Yes, this should be key.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50090-17

Yes. There should be an active encouragement of businesses than promote a healthy lifestyle.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50090-18

I do. This would bring an element of accountability.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50090-19

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

both, then I would support this.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50090-20

Yes and solar if appropriate.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50090-21

I don't know

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50090-22

Ideally, but it is no good if this drives up the price of housing.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50090-23

A good idea as along as it isn't at the cost of wellbeing. Just because a house is more efficient to live in, it doesn't mean it is a pleasant place to be. Mental wellbeing and emotional needs of residents should be a higher priority than meeting energy targets.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50090-24

A good idea. I have similar reservations as already expressed in other answers.

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50090-25

The government needs to make an electric vehicle affordable for the people of Fenland to purchase first before it worries how we will all charge them!!! We also have to commute great distances so these cars need to have better batteries too. Pie in the sky for now.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50090-26

Absolutely not. I wouldn't buy a house without a gas supply. I'm sure I'm not alone. Cart before the horse. First, make the electricity cheaper and provide to existing houses the options for removing gas as a utility. Then consider future developments.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50090-27

No idea.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50090-28

I would support this, particularly tree planting. People's mental wellbeing would improve considerably with more trees in streets and clustered in green areas. Fenland is bleak and unappealing to look at. Trees would make it more attractive. Also serving as wind breaks down the main roads like A141.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50090-29

Nice idea if people have time to farm allotments. It would possibly be a community focal point if it

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

worked.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50090-30

Definitely. First, you need to move the heavy traffic away from the pedestrians and cyclists. This is why I proposed a very large ring road around Chatteris as at the moment we have seriously heavy vehicles e.g. large international lorries and industrial sized tractors coming through the town (over the Aldi roundabout/A141 and London Road). I'd like cycle paths and less traffic through the town. I would like more footways to walk my dog too. There is nowhere to go with him.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50090-31

Yes, of course

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50090-32

Yes, they need to be bespoke to each town or village.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50090-33

Road infrastructure; public transport (reintroduction of rail links?); facilities particularly doctors; natural spaces; parking of cars (most people have at least two cars per house, some many more in Chatteris); emotional wellbeing of residents; environmental impact (but realistic for the time period).

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50090-34

I don't know about this.

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50090-35

Minimum internal space standards

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50090-36

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50090-37

Apartments; first time buyer homes; bigger family homes; some affordable housing but not where there is lots already - in more exclusive villages.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50090-38

No opinion

15c) Should the plan encourage 'community-led' based housing schemes?

50090-39

No

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50090-40

No. Gypsies and Travellers are not interested in being integrated. Communities are not interested in integrating with them either.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50090-41

Small settlements sympathetic to Gypsy and Traveller needs, which means they have the facility to up and leave and go to another pitch if they want.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50090-42

I don't know

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50090-43

No.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50090-44

Possibly. It might be interesting... or a mess!

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50090-45

Yes

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50090-46

I don't know

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50090-47

I don't know. Possibly, road infrastructure. Better main roads would help business and commuters.

19d) How should the Local Plan support the rural economy?

50090-48

Providing breaks to attract business into the area, if possible.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50090-49

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50090-50

No. Leisure and recreation are the future of town centres. Existing shops must move if necessary. In my view, the garage, fixing cars and a car wash, are not necessary businesses in the centre of Chatteris high street. The very nature of these businesses suggests that people can drive to use

Consultee

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Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

them. We could turn this space into more interesting retail or a much needed car park for the High Street's shops. This would also solve the problem with cars parking down the High Street, obstructing traffic flow.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50090-51

I think business should be allocated to different hubs around a town or village, not congested in one area. The business should be as big as it needs to be. There shouldn't be restrictions on size. High street shops should not be prioritised, in my view. They are dying and would be more appropriately turned into small cafes, boutiques or housing.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50090-52

Chatteris needs hubs of shops around the town, preferably ones you can drive to and park, until the cycle lanes are established and the heavy vehicle traffic is diverted.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50090-53

No threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50090-54

The libraries, churches, banks, doctors, dentists, vets etc. Not retail e.g. a carpet shop

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50090-55

Yes, the car will always be a priority until you rebuild the railway line. Walking and cycling should

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

be a priority anyway.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50090-56

No

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50090-57

Yes. There is so much commercial farming here that anywhere or anything with historical significance should be valued and protected, as different.

23b) Should the Plan identify buildings of local importance?

50090-58

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50090-59

Anywhere that is not commercially farmed should be protected. There is little beauty here. Natural areas provide beauty and habitats for wildlife. Let's preserve and even enhance what little we have.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50090-60

Specific areas should be allocated as nature reserves. Trees should be planted. Wildflowers should be sewn along roadsides. Green roofs should be encourage on businesses and new housing.

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50090-61

Natural green space and country parks

25b) What do you think of the quality of open space in your area?

50090-62

In Chatteris, appalling. We live in the middle of what seems like industrial farming. There is no soul to this area. However, it is possible to enhance the area with flowers and trees and green natural spaces... alongside the farming, of course.

25c) Should the Plan identify other areas of open space to be protected?

50090-64

I don't know. There isn't any available space. That's the problem.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50090-65

No

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50090-66

No. Just to get your ideas. No reason to standardise everything. If you do that, it is not unique and worth visiting in terms of tourism.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50090-67

No idea.

Consultee

Title:
First Name: Fiona
Surname: Bryan
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50090-68

Standardisation is boring. Flexibility is key to growth. Architectural sympathy should be applied to development of towns and villages.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50090 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Fiona	First Name:	
Surname:	Bryan	Surname:	
Organisation:		Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50060 Fenland Local Plan: Issues and Options Key Issues Report

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Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50060-1

The consultation document outlines that as at March 2019 the Local Housing Need figure is calculated at 550 dwellings per year for Fenland and that this coincidentally is the same as the annual figure identified in the adopted Local Plan.
Through the process of producing the FLP the 550 figure should be considered as the minimum needed and in determining where new housing should go the Council should be open minded to the fact that this figure may increase further through Duty to Cooperate discussions.
Being pro-active about this likelihood will help to avoid any delays through the process of plan preparation. Once the minimum housing need has been established further interrogation of this figure will be required to ensure this is appropriate, for example it may be necessary to increase this figure to support economic growth or to meet affordable housing needs as set out in the PPG.
Fenland are proposing that the end of the plan period should be 31 March 2040, which will be about 18 years from adoption. Consequently, if the plan does progress with a 2040 end date, the Local Housing Need for Fenland will be 11,550 dwellings between 2019 and 2040.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50060-2

As outlined above and within Section 2 of this submission, Gladman urge the Council to remember that the standard method for calculating housing need is a minimum and that this should not be seen as a definitive target or cap on sustainable development being brought forwards.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50060-3

Gladman note that question 2c) of the consultation document refers to determining the

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appropriate jobs growth and employment land targets Gladman remind the Council of the importance of ensuring their housing and employment growth targets through the FLP are aligned and that the proposed scale of housing would support the scale of employment growth that the plan seeks to achieve.
Gladman reserve the right to comment further on the housing and jobs growth proposals when these are jointly presented in the next stage of public consultation.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50060-4

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50060-5

Gladman support the Council in the inclusion of a settlement hierarchy within the FLP. However, it needs to be remembered that this should just be used as a guide to assist in the growth strategy and the location of development and that this should not be the sole determining factor.
The settlement hierarchy needs to look holistically at the settlements across Fenland and ensure that their roles and functions are considered in the round and not through just through a crude scoring system based on availability of facilities and services.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50060-6

The consultation document outlines how the adopted 2014 Local Plan removed settlement boundaries to allow for greater flexibility to support further growth, but that the Council through the emerging FLP is now considering re-introducing settlement boundaries to provide greater certainty.
Gladman would be opposed to the inclusion of settlement boundaries if this would preclude appropriately sited and sustainable development coming forward to meet the district's housing needs, in accordance with the Presumption in Favour of Sustainable Development. Proposals that are sustainable should go ahead without delay. An overly restrictive approach could result in a plan that is not positively prepared or effective.

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Gladman would be supportive of the Council continuing with the approach in the adopted Local Plan, which does not include settlement boundaries, as these are often too tightly drawn and rigidly applied which in effect can restrict otherwise sustainable development from coming forwards. If, however, the Council decide there is a need to provide greater certainty for both residents and developers (as the consultation documents suggest may be the case) we would recommend the use of a criteria based policy rather than a strict settlement boundary policy.
The policy should be flexible enough to be able to accommodate new development outside of development boundaries, to allow the Council to quickly address any issues in shortfall in housing supply against the plan requirement. Gladman recommend that the Council could incorporate a criteria based policy to achieve this, such an approach would allow the plan to protect itself against unsustainable development at the same time being open and flexible to additional development opportunities to come forward to meet identified needs. Gladman refer to the adopted Harborough Local Plan, Policy GD2, which states:-
"In addition to sites allocated by this Local Plan and neighbourhood plans, development adjoining the existing or committed built up area of Market Harborough, Key Centres, the Leicestershire Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where…"
A series of criteria then follows.
Clearly the policy here would need to reflect the local circumstances of Fenland, but it does provide an example of a local authority taking a proactive approach to guiding development, and ensuring that they can meet their housing targets and can plan for approaches if and when problems arise over the course of a plan with the delivery of allocated sites.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50060-7

Gladman note question 4b) in the consultation document and suggest that in line with point ii) of this the local plan should include a flexible policy that would allow for development which adjoins or relates well to the settlement boundary providing certain criteria are met. As outlined above, Gladman would be supportive of such an approach.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50060-8

In terms of determining where the settlement boundaries go, if the Council decide to go down

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this route, it is fundamental that these are not drawn to tightly and do not merely follow the existing built form. The settlement boundaries would need to include sufficient land enable residential developments to be brought forward to meet the identified housing needs.

Question 5: Growth Options

5a) Which option/s do you prefer?

50060-9

The consultation document sets out the following six growth options in order to deliver the necessary scale of development:
- Option 1 – proportionate settlement growth
- Option 2 – Market town led growth
- Option 3 – Strategic Growth at one or more settlements
- Option 4 – New Settlement(s)
- Option 5 – Small site focus
- Option 6 – Corridor Growth

Gladman's view regarding the spatial strategy for growth is that no one of these options in isolation would be appropriate and that the most appropriate approach is likely to be a hybrid strategy combining elements from a number of these options.
The growth strategy should not be a politically driven decision but should be based in part on evidence of need and availability of land. There are a vast number of factors that should be considered when determining the overall growth strategy and no one option should be progressed in isolation. An over reliance on one option for growth may result in the plan falling short in delivering the necessary scale of growth.
In relation to the growth strategy, in allocating sites the Council should be mindful that to maximize housing supply the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets. The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand. In summary, a wider variety of sites in the widest possible range of locations ensures all types of house builder have access to suitable land which in turn increases housing delivery.
Furthermore, in allocating sites the FLP needs to ensure that it provides sufficient contingency and flexibility for occasions when allocations do not come forward as planned. From our experience, with regards to other Local Plans, Gladman recommend that the plan should include a 10-20% flexibility factor. This will help ensure the plan is effective and the necessary scale of housing is delivered over the plan period.

5b) What are the positive and negatives of the option/s?

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5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50060

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

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Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50060

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8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50060-10

Question 9 asks whether the Local Plan should require developers to go beyond basic Building Regulations minimum standards and build homes to greater energy efficiency. Gladman would urge the Council away from a rigid requirement in relation to this, and would instead suggest that this could be included as something the Council would encourage.

Going above and beyond Building Regulations is likely to have an impact of schemes viability, therefore to enforce this through a policy requirement could have a negative impact of housing delivery.

It is important that the Council carefully consider the financial implications of all policy requirements and that these are tested through a robust and up to date full plan viability assessment. It is important that the cumulative impacts of policy requirements do not render schemes undeliverable.

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Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50060-11

In response to question 10 Gladman recommend that a number of these elements be included as elements that the Council would encourage rather than rigid policy requirements.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

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Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50060-12

Whilst Gladman recognise the importance of good design, it is important that the FLP does not impose overly prescriptive design policies and requirements.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50060-13

In response to question 13d) Gladman believe that whilst it may be prudent for the FLP to encourage the use of national toolkits, where appropriate, this should not be a strict policy requirement. The policy framework needs to be flexible to allow schemes to respond to the local

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character and site specifics.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50060-14

Question 14 relates to the introduction of optional standards for:
• Internal space standards of new homes;
• Water efficiency of new homes; and
• Access standards to new homes.
With regards to all of these optional standards, the LPA will need clear and robust evidence to justify their inclusion and will need to undertake viability testing in relation to any specific requirements which the FLP seeks to impose.
The Written Ministerial Statement (WMS) dated 25th March 2015 confirms that "the optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG".
Furthermore, with particular reference to the nationally described space standard the PPG (ID: 56-020-20150327) confirms "where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies". If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the NPPG including need, viability and impact on affordability.
With regards to water efficiency standards, again the Council will need to demonstrate through robust evidence that Fenland is an area suffering water stress which may then warrant a policy response over and above the Building Regulations.
Paragraph ID 56-0155-20150327 of the PPG outlines that it will be for local planning authorities to demonstrate a clear need for higher water efficiency standards. The PPG states:
"It will be for a local planning authority to establish a clear need based on:
• Existing sources of evidence.
• Consultations with the local water and sewerage company, the Environment Agency and catchment partnerships.
• Consideration of the impact on viability and housing supply of such a requirement."
With regards to the provision of accessible and adaptable homes, Gladman again refer to the PPG which provides additional guidance on the use of these optional standards. The Council, would need to ensure that any such policy in the FLP is in line with the guidance and that the justification and specific details of the policy take account of the various factors that the PPG refers to:
"Based on their housing needs assessment and other available dataset it will be for the local planning authority to set out how they intend to approach demonstrating the need for Requirement M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings),

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of the Buildings Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:
•The likely future need for housing for older and disabled people (including wheelchair user dwellings).
•Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).
•The accessibility and adaptability of existing housing stock.
•How needs vary across different housing tenures.
•The overall impact on viability." (ID 56-007-20150327)
In order to be able to include specific requirements in relation to M4(2) and M4(3) the Council will need to be able to robustly justify the inclusion and demonstrate that consideration has been given to these requirements within the viability study. The provision of M4(3) wheelchair user dwellings is far more onerous in terms of size requirement therefore it is crucial that the implications of any proposed policy requirement have been properly considered.
Furthermore, with regards to M4(3) Gladman refer again to the PPG which states:
"Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings. 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." (ID 56-009020150327)
This clearly demonstrates that M4(3) should only be applied to affordable homes or homes which the LPA is responsible for allocating.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50060-15

The Council will need robust up to date evidence regarding the different types of housing need across the District. This evidence should then be used to inform the policies in relation to housing delivery.
Any housing mix policy included in the plan should be flexible enough to respond to changing circumstances over the course of the plan period, and also differing needs in different areas of the District. The Council should avoid being overly prescriptive as this could prevent or delay appropriate schemes from being brought forwards.
The provision of specialist housing to meet the needs of older people is of increasing importance and the Council need to ensure that this is reflected through a positive policy approach within the FLP. The Councils need a robust understanding of the scale of this type of need across the district.

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Specialist housing with care for older people is a type of housing which provides choice to adults with varying care needs and enables them to live as independently as possible in their own self-contained homes, where people are able to access high quality, flexible support and care services on site to suit their individual needs (including dementia care). Such schemes differ from traditional sheltered/retirement accommodation schemes and should provide internally accessible communal facilities including residents' lounge, library, dining room, guest suit, quiet lounge, IT suit, assisted bathroom, internal buggy store and changing facilities, reception and care managers office and staff facilities.

Given the existing evidence in relation to ageing populations, and the national strategy in relation to housing for older people, Gladman recommend that the FLP should include a specific policy in relation to the provision of specialist accommodation for older people. The following text provides an example of the type of policy which could be included in the new Local Plan:

"The provision of purpose built and/or specialist accommodation with care for older people in sustainable locations will be supported in the Market Towns and Key Settlements. Schemes should also be considered in other sustainable settlements where there is a proven need. Apartments should be restricted for occupation by only those with care needs, include minimum compulsory care packages, should also include age restrictions and an extensive range of communal facilities. Schemes are expected to be promoted in partnership with an onsite 24/7 care provider to safeguard the delivery of care and support to residents.

Such schemes fall wholly within the auspices of C2 use, meet an otherwise unmet need for specialist accommodation for older people, deliver care and communal facilities and will not therefore be required to contribute towards affordable housing."

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

50060-16

Gladman note question 15c) within the consultation document, which asks whether then Local Plan should encourage 'community-led'housing schemes? Whilst Gladman do not object to community–led schemes and would be supportive of these being encouraged, Gladman would object if the policy were to favour schemes promoted by the community over those being promoted by a developer. If a site is sustainable and appropriate for development then it is sustainable irrelevant of who is bringing it forwards.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

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16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50060-17

Question 18a) asks whether the Local Plan should require larger housing sites to provide serviced plots for self-build and custom-build. Whilst Gladman recognise the importance of including a policy in relation to self-build, we do not consider the inclusion of a requirement for large housing schemes to deliver a certain number of serviced plots is the most appropriate approach.
Gladman believe that those wishing to bring forward a self-build or custom build house are unlikely to wish to do this alongside a largescale housing development. Consequently, rather than including a strict requirement for this provision Gladman would recommend the policy encourages the consideration of the provision of self-build plots in locations where the demand exists.
Gladman recommend that any policy requirement in relation to self-build housing has an element of flexibility built in to allow for negotiation over self-build plots on the basis of viability to ensure that site delivery is not delayed or prevented from coming forward. Any specific requirement to include self-build plots should be tested through the Council's viability assessment of the Local Plan policies to ensure that the cumulative impacts of all proposed local standards and policy requirements do not put the implementation of the Plan as a whole at risk.
Further to this, Gladman urge the Council to ensure the policy has added flexibility as there is no guarantee that these units will be delivered and there may be situations when they are difficult to deliver which may result in the non-delivery of otherwise sustainable land for housing. Therefore, Gladman recommend that if the Council do include a policy requirement that it needs to include a mechanism whereby if the self-build plots are not taken up within a given time period then these revert back to market housing to be provided as part of the wider scheme. This would provide flexibility and help to ensure that the required housing is delivered.

18b) Should we allocate sites which are set aside only for self-build and custom build?

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Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

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Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50060-18

Question 23a) of the consultation document, seeks views on whether the FLP should go beyond the minimum requirements for protecting the historic environment. Whilst Gladman recognise the importance of protecting the historic environment this needs to be balanced alongside the need for sustainable growth within the District.
The NPPF (2019) sets out clearly the national policy in relation to the historic environment, therefore it is important that any policies included within the FLP conform with this.
The Council need to avoid providing additional protection without the necessary justification. Any decisions made to require additional protection or to identify buildings of local importance will need to be evidence based.

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50060-19

Gladman note that the consultation document refers to national policy encouraging net gain for biodiversity and the government consultation on this becoming a mandatory requirement. Whilst Gladman accept this reference to national policy it is important that long term impacts are considered when reviewing proposals for biodiversity net gain taking into account that many of the measures provided as part of the development will need to mature beyond the build period.
Gladman also take the opportunity to note that if off-site mitigation provides the best opportunity for biodiversity gain, then the policy should be flexible enough to allow for this and it should not be

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ruled out from the planning application process.
With regards to the protection of best and most versatile agricultural land, Gladman refer to paragraph 170 of the NPPF (2019) which sets out that planning policies (and decisions) should recognise the economic and other benefits of best and most versatile land. As such, the loss of best and most versatile land should be considered in the context of the overall planning balance. It is important that any policy brought forward through the FLP does not go beyond the requirements of national policy.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50060-20

Gladman note that as part of this consultation the Council are inviting communities to identify areas for consideration as Local Green Space (LGS). Gladman do not have any areas of land that they wish to identify for LGS designation, however take this opportunity to remind the Councils of the tests which need to be met when seeking to designate LGS.
Paragraph 100 of the NPPF (2019) sets out the following in terms of when it is appropriate or not to designate land as a Local Green Space. "The Local Green Space designation should only be used where the green space is:
- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Local in character and is not an extensive tract of land." (emphasis added).

The Planning Practice Guidance (PPG) provides further guidance on LGS designations including paragraph ID. 37-015-20140306, "There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space Designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new are of Green Belt by another name."

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

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25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

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Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50060-21

These representations are submitted by Gladman in response to the current consultation on the Fenland Local Plan 2019-2040 Issues and Options (FLP). Gladman specialise in the promotion of strategic land for residential development with associated community infrastructure.
Gladman has considerable experience in the development industry across a number of sectors, including residential and employment development. From that experience, we understand the need for the planning system to provide local communities with the homes and jobs that are needed to ensure that residents have access to a decent home and employment opportunities.
Gladman also has a wealth of experience in contributing to the Development Plan preparation process, having made representations on numerous local planning documents throughout the UK and having participated in many Local Plan public examinations. It is on the basis of that experience that the comments are made in this representation.
Through this submission, Gladman have sought to provide our thoughts on a number of issues and options identified within the consultation document. Gladman submit that the Council will need to carefully consider some of its policy choices and ensure that its evidence base is up-to-date and robust in light of changing circumstances and the changes brought about by the revised National Planning Policy Framework (2019).
Context
The revised Framework (2019) sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order for it to be sound it is fundamental that the Fareham Local Plan is:
- Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the

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statement of common ground; and
- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the Framework.
NATIONAL PLANNING POLICY
National Planning Policy Framework
On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework which was subsequently updated in February 2019. These publications form the first revisions of the Framework since 2012 and implement changes that have been informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and the draft Revised Framework consultation.
The revised Framework (2019) introduces a number of major changes to national policy and provides further clarification to national planning policy as well as new measures on a range of matters. Crucially, the changes to national policy reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, paragraph 16 of the Revised Framework (2019) states that Plans should:
a) Be prepared with the objective of contributing to the achievement of sustainable development;
b) Be prepared positively, in a way that is aspirational but deliverable;
c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and
f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).
To support the Government's continued objective of significantly boosting the supply of homes, it is important that the Local Plan provides a sufficient amount and variety of land that can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay .
In determining the minimum number of homes needed, strategic plans should be based upon a local housing need assessment, conducted using the standard method as set out in the PPG unless exceptional circumstances justify an alternative approach. It is imperative that the emerging Local Plan is formulated on the basis of meeting this requirement as a minimum.
Once the minimum number of homes that is required is identified, the planning authority should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In this regard, paragraph 67 sets out specific guidance that local planning authorities should take into account when identifying and meeting their housing need. It states:
"Strategic policy-making authorities should have a clear understanding of the land available in their areas through the preparation of a strategic housing land availability assessment. From this planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Strategic plans should identify a supply of:
a) Specific, deliverable sites for years one to five of the plan , and
b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for

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years 11-15 of the plan.
Once a local planning authority has identified its housing needs, these needs should be met in full, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so . Local planning authorities should seek to achieve each of the economic, social and environmental dimensions of sustainable development, resulting in net gains across all three. Adverse impacts on any of these dimensions should be avoided, where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed or, where this is not possible, compensatory measures should be considered.
To be considered sound at Examination the emerging Local Plan will need to meet all four of the soundness tests set out in paragraph 35 of the revised Framework (2019).
Planning Practice Guidance
The Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018. The updated PPG provides further clarity on how specific elements of the revised Framework should be interpreted when preparing Local Plans. In particular, the updated Housing Needs Assessment chapter of the PPG confirms that the revised Framework expects local planning authorities to follow the standard method for assessing local housing needs, and that the standard method identifies the minimum housing need figure and not a final housing requirement .
The calculation of objectively assessed needs (OAN) for housing has been a subject of much debate as part of Local Plan Examinations and s.78 appeals since its initial introduction through the Framework in 2012. To simplify the assessment the Government, through the revised Framework has introduced the standardised method which should be undertaken through the 3-stage process outlined at paragraph 005 of the PPG .
Notwithstanding the above, it is important to note that whilst the standard methodology to assessing housing needs has been introduced, it is likely that this will be subject to further change. In this regard, it is currently anticipated that the standard method will be adjusted to ensure that the starting point in the plan-making process is consistent with the Government's proposals in Planning for the Right Homes in the Right Places consultation, to ensure that 300,000 homes are built per annum by the mid-2020s. This follows the release of the 2016 based household projections in September 2018, which forecast a lower level of household growth than previously envisaged.
It is therefore important that future iterations of the Local Plan take account of any changes to the standard method for calculating housing needs during the course of their preparation.
Whilst the PPG advises that the standard method is not mandatory, there is a possibility that other methods can be used in exceptional circumstances based on robust evidence in order to deviate from the standard method. Indeed, the PPG is clear that the standard method only identifies the minimum number of homes required to meet population needs and does not take into account the variety of factors which may influence the housing required in local areas such as changing economic circumstances or other factors which may change demographic behaviour. Where additional growth above historic trends are likely to occur, then local planning authorities should include an appropriate uplift to the housing numbers to meet the need in full. It is important that this uplift is undertaken prior to and separate from the consideration of the demographic baseline assessment of need and how much of this need can be accommodated in a housing requirement figure. Circumstances where the need to apply an uplift may be appropriate include, but are not limited to:
- Where growth strategies are in place, particularly where those growth strategies identify that additional housing above historic trends is needed to support growth or funding is in place to promote and facilitate growth (e.g. housing deals);

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- Where strategic infrastructure improvements are planned that would support new homes;
- Where an authority has agreed to take on unmet need, calculated using the standard method from neighbouring authorities, as set out in a statement of common ground;
- Historic delivery levels where previous delivery has exceeded the minimum need identified it should be considered whether the level of delivery is indicative of greater housing need; and
- Where recent assessments such as Strategic Housing Market Assessments suggest higher levels of need than those proposed by a strategic policy making authority, an assessment of lower need should be justified.

In addition, it is important for local planning authorities to consider the implications of the standard method on delivering affordable housing need in full. The PPG is clear that the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by open market housing development. If it becomes clear that affordable housing need will not be delivered in full, then an increase to the total housing figures included in the plan should be considered where it could help to deliver the required number of the affordable homes.

LEGAL REQUIREMENTS

Duty to Cooperate

The Duty to Cooperate (DtC) is a legal requirement established through section 33(A) of the Planning and Compulsory Purchase Act 2004, as amended by Section 110 of the Localism Act. The DtC requires local planning authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross-boundary strategic issues through the process of ongoing engagement and collaboration.

The revised Framework (2019) has introduced a number of significant changes to how local planning authorities are expected to cooperate including the preparation of Statement(s) of Common Ground (SOCG) which are required to demonstrate that a plan is based on effective cooperation and has been based on agreements made by neighbouring authorities where cross boundary strategic issues are likely to exist. The revised Framework (2019) sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SOCG), throughout the plan making process . The SOCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

As demonstrated through the outcome of the Coventry, Mid Sussex, Castle Point and St Albans examinations, if a Council fails to satisfactorily discharge its DtC a Planning Inspector must recommend non-adoption of the Plan. This cannot be rectified through modifications.

Sustainability Appraisal

In accordance with Section 19 of the Planning and Compulsory Purchase Act 2004, policies set out in Local Plans must be subject to a Sustainability Appraisal (SA), and also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA regulations).

The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the emerging Local Plan proposals on sustainable development when judged against all reasonable alternatives. The Council should ensure that the future results of the SA clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of this assessment why some policy options have

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progressed, and others have been rejected. This must be undertaken through a comparative and equal assessment of each reasonable alternative, in the same level of detail for both chosen and rejected alternatives. The Council's decision-making and scoring should be robust, justified and transparent. Gladman welcome the opportunity to comment on the FLP Issues and Options document and hope these representations are found to be constructive. Gladman request to be added to the consultation database and updated on any future public consultations for the FLP.

For the FLP to be found sound at examination it must be able to meet the four tests of soundness as required by paragraph 35 of the Framework. This will require the Plan to be positively prepared, justified, effective and consistent with national planning policy.

In preparing the Plan, Gladman submit that the Council will need to carefully consider its policy choices and ensure that its evidence base is up-to-date and robust in light of changing circumstances and the changes brought about by the revised National Planning Policy Framework (2019).

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50060 Fenland Local Plan: Issues and Options Key Issues Report

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29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50060-22

The LPA will need to engage with neighbourhood plan steering groups and work with local communities to set appropriate housing targets. They should also provide an approach to which an indicative figure can be provided over the course of the plan period should a parish / town council wish to progress with a neighbourhood plan following the adoption of the FLP.

With regards to neighbourhood plans and the FLP setting housing targets for the Parish and Town Councils which are designated as a neighbourhood area, Gladman refer to the PPG which states: "Strategic policies should set out a housing requirement figure for designated neighbourhood areas from their overall housing requirement (paragraph 65 of the revised National Planning Policy Framework). Where this is not possible the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body, which will need to be tested at the neighbourhood plan examination…" (ID: 41-009-20190509)

The PPG goes on to outline:

"Housing requirement figures for neighbourhood plan areas are not binding as neighbourhood planning groups are not required to plan for housing. However, there is an expectation that housing requirement figures will be set in strategic policies, or an indicative figure provided on request. Where the figure is set in strategic policies, this figure will need retesting at examination of the neighbourhood plan. Where it is set as an indicative figure, it will need to be tested at examination. " (ID: 41-104020190509)

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50060-23

Any housing targets for neighbourhood plans should be considered as minimum figures as housing needs may change as the Local Plan advances and as new projections may be released and the LPA would need to consider whether this would result in any meaningful changes.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50070 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	C	First Name:	
Surname:	Burrell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50070-1

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

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Organisation:		Organisation:	

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50070-2

6 3

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

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6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50070-3

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50070-4

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50070-5

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50070-6

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50070-7

Yes

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8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50070-8

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50070-9

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50070-10

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50070-11

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50070-12

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

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Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50070-13

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50070-14

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50070-15

Community allotments/orchards, wildlife meadows

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50070-16

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50070-17

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

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50070-18

Yes. Although they may end up with similar design policies, each village/town should be looked at individually.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50070-19

Flooding. Joined up public transport. Broadband/mobile infrastucture.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50070-20

They should have regard to national toolkits, but local bespoke plans may suit Fenland better. There should be no dilution of national minimum standards. We should aim higher.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50070-21

Local Plan should include all 3 of the above. New housing should recognise the negative impact on mental health caused by small rooms, low ceiling height and small windows restricting access to natural light. Climate change is a real issue and any new building needs to have water/energy saving measures as standard.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50070-22

No.

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Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50070-23

AFFORDABLE housing. More semi-detatched property. More bungalows. Fewer 5 bedroom detached 'executive' properties. More social housing. Remove the threshold for affordable housing for small developments.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50070-24

No. There should be plenty of brownfield sites or infill available without the need to use greenbelt, agricultural land, wildlife corridors etc.

15c) Should the plan encourage 'community-led' based housing schemes?

50070-25

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50070-26

No.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

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Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50070-27

Provision of affordable housing to recognise that jobs in the rural economy tend to be lower paid.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50070-28

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

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20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50070-29

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50070-30

Carbon reduction targets mean that there should be an emphasis on walking, cycling and public transport. There will always be a need for a car, but good planning may reduce the number of car journeys taken if realistic, viable alternatives are in place. Many people cannot afford to run a car or cannot drive, so alternative arrangements must enable car-free travel as a genuine option, rather than an afterthought.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50070-31

Yes

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23b) Should the Plan identify buildings of local importance?

50070-32

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50070-33

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50070-34

All of the above

25b) What do you think of the quality of open space in your area?

Good

25c) Should the Plan identify other areas of open space to be protected?

50070-36

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50070-37

Yes but retain the ability to have higher standards locally if appropriate

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Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50070-38

Minimise development on a single site. Maximise the use of porous surfaces. Provide natural barriers to flood water. Provide water storage/run off areas within developments. Provide plenty of green space around the development. Minimise the loss of vegetation/trees.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50070-39

Living in Tydd St Giles for the past 6 years I have seen a proliferation of large, detached properties built on infill land along the approach roads to the village. It appears that we have a target of new homes to be provided within the village and the suggestion is that this will be in the form of a single development. We already have issues with localised standing water and flooded gardens during rainy weather. A substantial new development will add to this issue. The sewage treatment provision within the village is a breaking point. A sewage pumping station is sited on my driveway and this regularly fails due to the number of additional properties feeding into this system. There is good, viable, productive arable land situated throughout the village. Under no circumstances should this be lost to housing development - the land is a carbon sink, allows for water absorption, and provides food (which will become increasingly important if Brexit occurs). Additional housing could be achieved by requiring all outstanding infill plots to provide a pair of semi-detached properties rather than a single dwelling, without the need to encroach on arable land. These properties would also be more likely to be affordable than large single detached dwellings.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50070-40

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [x] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**

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Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50070-41

There should not be a specific number of homes set per parish, as some areas may not have sufficient suitable area for housing.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50070-42

No. This would not take into account the availability of suitable sites within area.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50083 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Andrew	First Name:	
Surname:	Burrell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50083-1

Fenland should be a peaceful place made up of small villages, with their community and open countryside for the well being of the residents and towns with a more populated area and new developments into the towns existing infrastructure

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50083-2

I think 2025 is a better option and then revisit the scheme then as by 2040 the district will be over populated. Also end the Right to buy scheme to keep social housing out of the hands of private landlords or speculative members of the public. We need more council houses not less.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50083-3

With all the political upheaval in the UK I personally don't think any government policy should be adhered to as it is likely to change many times.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50083-4

All brown field sites should be used before any development of other sites and industries, Fenland is predominantly Agriculture based and no farmland should be allowed to be built on as this will reduce the employment in this industry. Also with the shambles of Brexit who knows what the employment will be like or if there will be anyone to employ.

Question 3 - Settlement Hierachy

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50083-5

Agree but it needs to be much more stringent on the development of Small Villages

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50083-6

Tydd St Giles should be set at the smallest village category with no requirement to build any houses under the plan at all, and more restrictions put on developers trying to take character away from Fenland Villages

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50083-7

Yes and strictly enforced

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50083-8

hard boundary with strict policies

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5a) Which option/s do you prefer?

50083-9

Option 2

5b) What are the positive and negatives of the option/s?

50083-10

Options 5 and 6 would ruin the makeup of the fens

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50083-11

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50083-12

Yes and green spaces are proven to benefit mental and physical health

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50083-13

Yes, just to the main towns and larger communities

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50083-14

Yes this is a must

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50083-15

Yes again low carbon is a must

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50083-16

no all wind farms should now be off shore

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50083-17

?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50083-18

Yes greater efficiency and not loads of houses rammed into small spaces

50083 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Andrew	First Name:	
Surname:	Burrell	Surname:	
Organisation:		Organisation:	

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50083-19

yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50083-20

yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50083-21

no as these are not yet fit for purpose

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50083-22

no as gas will be used for quite some time, plus some electricity is gas produced in the first place

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50083-23

nobody should now be using peat based products and these should have been outlawed some years ago

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50083-24

yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50083-25

Yes but will the people actually use them

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50083-26

yes better cycle access is a must

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50083-27

yes a;ways in keeping with the surroundings

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50083-28

yes otherwise more character than has already been lost to hideous building will disappear

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50083-29

all three as the current minimum space is not adequate for a normal family, water needs to be conserved and full disabled access for all new buildings is a must.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50083-30

Adequate size for a family of four, all housing should be council housed on long tenancy agreements and have the right to buy removed under a covenant

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50083-31

no as this would give developers the option to do what they want for profit and not what the people need.

15c) Should the plan encourage 'community-led' based housing schemes?

50083-32

yes

Question 16: Gypsy and Travellers

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50083-33

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50083-34

None

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50083-35

Not in Tydd St Giles the golf course already has too many "Park Homes" which are not affordable and bring no benefit to the village

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50083-36

No this would enable the building of big un-affordable houses which currently already blight our village

18b) Should we allocate sites which are set aside only for self-build and custom build?

50083-37

No, no special treatment for over enthusiastic developers

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50083-38

Retain as without land to farm this area would not survive and have less and less employment

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50083-39

Yes

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50083-40

no

19d) How should the Local Plan support the rural economy?

50083-41

Stop development of green spaces and farmland

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50083-42

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50083-43

Protect shops but no leisure or recreation in town centres

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50083-44

no

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50083-45

yes it should, we are already to late in this village though

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50083-46

Due to the nature of the roads cycling and walking is very dangerous. No consideration is given by vehicle drives for other road users, even if you might be on a small pavement they still cut close to you. The roads themselves are poorly maintained and everyone drives much to fast with no consideration for others. Doubt this will ever change...

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50083-47

Yes especially pavement parking where it is not necessary, not good for the disabled or elderly who often cannot pass without entering the highway.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50083-48

Yes otherwise we will just build over it and there will be nothing left of this wonderful place for our

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

grand children and their children

23b) Should the Plan identify buildings of local importance?

50083-49

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50083-50

Tydd St Giles old school opposite the church should be saved for the community

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50083-51

Yes as this is important to all out wellbeing

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50083-52

Parks and orchards

25b) What do you think of the quality of open space in your area?

50083-53

Good as long as no more houses are built in the village

25c) Should the Plan identify other areas of open space to be protected?

50083-55

yes

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50083-56

1 acre of green space and woodland per 10 houses

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50083-57

yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50083-58

new development will only increase the risk of flooding by covering the ground that is needed to absorb the rain we currently get. Very few farmers now maintain ditches for run off only ones maintained by the drainage boards are cleared. More building and infrastructure will only make this worse.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50083-59

Parish councils need to consult their residents before suggesting anywhere for development to FDC as highlighted at the recent meeting in Tydd St Giles, which FDC failed to turn up to and for the residents to find out decisions are being made without any thought or consultation.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

Consultee

Title:
First Name: Andrew
Surname: Burrell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50022 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Adrian	First Name:	
Surname:	Cannard	Surname:	
Organisation:	Cambridgeshire & Peterborough Co	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50022-1

The Cambridgeshire and Peterborough Combined Authority ambition is to make Cambridgeshire and Peterborough a leading place in the world to live, learn and work. To enable this to happen the Combined Authority, in partnership with councils, businesses and residents, is leading work on doubling of the economy over 25 years; supporting the accelerated delivery of housing (particularly more affordable housing); and identifying the need to tackle economic, environmental and social inequalities. Fenland as a place has a key part in this ambition, and the Combined Authority is working closely with Fenland District Council in facing the challenges and opportunities of the area to 2040.

The Combined Authority therefore wishes to see its ambition supported by the vision and objectives of the new Fenland Local Plan. The Authority has produced a 'Growth Ambition Statement' that describes its approach. The objectives for Fenland to 2040 should be compatible with this statement and the supporting strategies of the Combined Authority.

As part of delivering on the ambition, the Combined Authority is already directly investing in strategic infrastructure that will benefit Fenland, including significant investment in the road and rail network. The Combined Authority is also supporting work looking at the economic future of market towns, alongside a wider approach to supporting the skills and training needs across the area. The vision and objectives can be informed by these investments, including their impact on future patterns of economic and housing growth.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50022-2

The Combined Authority would support an end date that allows a sufficient view to be taken of long term growth, particularly where there is the need for significant infrastructure, and has no objection to a date of 2040.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50022-3

The Cambridgeshire and Peterborough Independent Economic Review recommended that in order to achieve the ambition of doubling the economy, prevent negative impacts on business growth in certain areas, and address the housing affordability issues, the rate of housing delivery across the

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

Combined Authority area needed to be increased compared to recent delivery. The Combined Authority would expect the evidence base for Fenland's housing target to examine this issue, taking into account prospects for the Fenland economy, infrastructure investments, and environmental matters.

The Combined Authority is not in a position to comment on what an appropriate housing target should be.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50022-4

The ambition of the Combined Authority is to tackle economic inequalities across the area. The facilitation of jobs that can offer higher salaries would start to address the relative lack of such opportunities in the Fenland area compared to other parts of the Combined Authority area.

The Combined Authority is supporting the provision of more opportunities to access Higher Education locally through the University of Peterborough project. This provides an opportunity to increase the skills base of Fenland residents.

The Local Economic Strategy and the Market Towns programme may provide additional evidence for the Review.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50022-5

Although no preference is expressed, a settlement hierarchy policy does have the benefit of assisting in prioritising infrastructure improvements.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50022-6

As a matter of principle, the distribution of future growth should take into account proposals and policies of the emerging Local Transport Plan, which sets the strategic approach to transportation and movement. It should also take into account the strategic infrastructure improvements that the Combined Authority is progressing.

No comment is made on any preference between the individual options.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50022-7

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50022-8

Development will have to comply with any new local plan policies on health and wellbeing. The Combined Authority does not have a preference as to how that would be demonstrated. However, given the evidence around the health challenges of Fenland compared to other areas then Health Impact Assessments could be a suitable mechanism to help new large developments achieve better than 'business as usual' improvements.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50022-9

The intention to demonstrate Fenland's leadership in tackling and adapting to climate change is supported. No comment on the specific measure proposed.

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50022-10

The intention to demonstrate Fenland's leadership in tackling and adapting to climate change is supported. No comment on the specific measure proposed.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50022-11

The intention to demonstrate Fenland's leadership in tackling and adapting to climate change is supported. No comment on the specific measure proposed.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50022-12

The local plan review needs to consider the impact of this approach on the affordability of housing (both to purchase and to run), as well as the environmental impact.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50022-13

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50022-14

The Local Plan should as a minimum encourage this. Whether it goes beyond this and makes it a requirement should be informed by an assessment of the impact on affordability and deliverability of new homes and buildings.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

50022-15

Please refer to the Local Transport Plan.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50022-16

The Local Plan should explore the impact of development and peat-based soils, as the use of peat can be a large contributor to Cambridgeshire and Peterborough's carbon emissions and it can also be a potential source to capture carbon.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50022-17

The Local Plan needs to set out how growth will contribute to net zero carbon emissions by 2050. As some emissions cannot be avoided then carbon capture is one possible means of achieving net zero. Dialogue with other authorities in the Cambridgeshire and Peterborough area would be beneficial to establish what contribution different types of area can make.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50022-18

Yes in principle. To be informed by the Local Transport Plan.

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50022-19

Yes. The Combined Authority considers new development should deliver good quality design, as part of making the area a world leading place to live, work and learn.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50022-20

The Combined Authority is supportive of the Cambridgeshire Quality Charter, and the work of the Quality Panel with developers to raise standards.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50022-21

By ensuring the building stock is flexible, efficient and accessibility helps to respond to pressures on the environment and the impact of an ageing population. The Combined Authority has no comment at this stage on the three measures proposed, but would welcome evidence work being undertaken on them.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50022-22

Depends on the need as evidenced through the register or otherwise.

18b) Should we allocate sites which are set aside only for self-build and custom build?

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50022-23

The Local Plan should consider the implications of the approved Local Industrial Strategy which sets out priority sectors

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50022-24

Please refer to the CPIER recommendations and the Local Industrial Strategy.

19d) How should the Local Plan support the rural economy?

50022-25

Please refer to the CPIER recommendations and the Local Industrial Strategy.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50022-26

Please refer to the Local Transport Plan.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50022-27

Please refer to the Local Transport Plan.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50022-28

As referenced, the Combined Authority has endorsed the ambition of doubling the area of rich wildlife habitats and greenspaces, and will continue to work with the Local Nature Partnership and Fenland Council on how that can be delivered.

Consultee

Title: Mr
First Name: Adrian
Surname: Cannard
Organisation: Cambridgeshire & Peterborough Co

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50022-29

This option should be explored, as it could simplify the planning system for developers that operate in more than one council area.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50022-30

By taking an integrated approach to new infrastructure, new development, greenspace and water management there could be 'win-win' opportunities to reduce flood risk at the same time as improving infrastructure.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50022-31

The ambition of the Combined Authority is to ensure new development is supported by the appropriate infrastructure when (or before) it needs it, not delivered afterwards. By being proactive in investment through the Devolution deal the Combined Authority is both tackling existing deficits in infrastructure and creating potential for growth. Even so, the expectation must still be that new development will contribute to the provision of strategic and local infrastructure.

The Combined Authority has, and will continue to, work in partnership with Fenland District Council

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Adrian	First Name:	
Surname:	Cannard	Surname:	
Organisation:	Cambridgeshire & Peterborough Co	Organisation:	

in developing policies to make the Cambridgeshire and Peterborough area the leading place in the world to live, learn and work,

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50022 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Adrian	First Name:	
Surname:	Cannard	Surname:	
Organisation:	Cambridgeshire & Peterborough Co	Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50027 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Andrew
Surname:	Cannon Kirk	Surname:	Hodgson
Organisation:		Organisation:	Pegasus Group

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50027-1

The Local Plan should encourage sustainable growth, both employment and housing, in order to achieve long-lasting benefits for the District. It is important that a flexible balance between housing and job growth is achieved in all sustainable locations.

The focus of housing and employment growth should remain at the main market towns and larger more sustainable villages in the district.

The principle reason that major sites have not come forward is viability and floodplain. These issues must be addressed through the Local Plan.

Fenland is in a unique position in respect of flood plain where the majority of land is actually well defended however this position is not taken into account by National Guidance or the current local plan with sites being refused due to o their position in the floodplain and not meeting the sequential test.

We have made separate reps to the viability consultation.

Large Strategic allocations with no prospect of delivery (West March) should be deleted to favour of sites which can meet the delivery tests in the NPPF.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50027-2

2040 seems to be a reasonable plan period however housing supply will be regularly reviewed during the plan period to ensure there are sufficient deliverable sites to meet the housing need.

The scope for the deliver of 'windfall sites' (up to 250 units at the market towns) should be retained in the plan in order to allow any shortfall to be met. The housing target is after all a minimum target requirement as defined in the NPPF.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50027-3

The Plan should at least meet if not exceed the housing target of 550 homes per annum. There are

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

no justified reasons not to do this. In order to achieve this, it will be necessary to allocate additional sustainable sites for residential purposes throughout the District.

The NPPF clearly states that housing need figures are to be considered a minimum delivery requirement. The opportunity for appropriate windfall sites to come forward at sustainable locations should be retained as policy in the plan alongside new allocations.

The NPPF definition of a 'deliverable site should be referenced in the plan to ensure sites are capable of coming forward in the plan period. '

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50027-4

n/a

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50027-5

Agree. However, this should be a flexible approach which allows for sustainable growth in all areas of the District in order to achieve the challenging housing target.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50027-6

No the settlement hierarchy is logical.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50027-7

n/a

Question 4: Settlement Boundaries

Consultee

Title:
First Name:
Surname: Cannon Kirk
Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

4a) Would you support the re-introduction of settlement boundaries?

50027-8

No. Settlement boundaries tend to be an arbitrary line drawn on a map which unnecessarily restrict development in sustainable locations. The LPA should adopt a more relaxed approach to development in and around settlements and where development is sustainable and in keeping with the character and appearance of an area this should be supported.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50027-9

n/a

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50027-10

A combination of Options 1 and 2 would allow for flexible sustainable growth in order to deliver housing to meet the challenging housing target.

Option 1: Proportionate Settlement Growth allows for each settlement to accommodate growth which will ensures that growth is evenly spread and all settlements benefit from investment from new growth.

Option 2: Market Towns Led Growth ensures that new development is mainly directed to market towns. This approach is also encouraged as it is considered the most sustainable approach to direct growth to the major settlements with a range of services and facilities. However, this approach needs to be finely balanced with allowing adequate growth at smaller settlements to ensure that they can grow and thrive especially where this supports local services in accordance with the 2019 Framework (p.78).

Consultee

Title:
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Organisation:

Agent

Title:
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Surname: Hodgson
Organisation: Pegasus Group

5b) What are the positive and negatives of the option/s?

50027-11

As above

5c) Which option/s do you dislike and why?

50027-12

As above

5d) Are there alternative options, not shown above, which should be considered?

50027-13

As above

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50027-14

Option 3 is preferred to ensure that a clear and consistent approach is adopted to provide certainty for the growth of each settlement.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50027-15

No comment

Consultee

Title:
First Name:
Surname: Cannon Kirk
Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50027-16

No comment

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50027-17

No comment

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50027-18

It is important to ensure that any policies requiring developers to incorporate renewable energy generation does not impact the viability of the scheme and the developer's ability to provide housing and affordable housing.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50027-19

n/a

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50027-20

No comment

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50027-21

It is considered that the current building regulations standards are adequate

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50027-22

These design measures are currently used and should be encouraged through the Local Plan policies.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50027-23

It is important to ensure that these remain as policy aspirations rather than prescriptive requirements as this will have an impact on viability of development schemes.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50027-24

It is important to ensure that these remain as policy aspirations rather than prescriptive requirements as this will have an impact on viability of development schemes.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50027-25

It is important to ensure that these remain as policy aspirations rather than prescriptive requirements as this will have an impact on viability of development schemes. It is not proven that the technology is available to support this aspiration.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50027-26

No comment

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
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Surname: Hodgson
Organisation: Pegasus Group

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50027-27

It is important to ensure that these remain as policy aspirations rather than prescriptive requirements as this will have an impact on viability of development schemes.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50027-28

These should be encouraged where there is adequate space available within the development site.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50027-29

These should be encouraged where there is adequate space available within the development site and where local connections are available to existing footpaths and cycleways.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50027-30

No Comment

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50027-31

No Comment

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
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Organisation: Pegasus Group

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50027-32

No Comment

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50027-33

No Comment

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50027-34

These should be introduced if schemes can remain viable following the imposition of these standards

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50027-35

None

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50027-36

No comment

Consultee

Title:
First Name:
Surname: Cannon Kirk
Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50027-37

No comment

15c) Should the plan encourage 'community-led' based housing schemes?

50027-38

No comment

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50027-39

No comment

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50027-40

No comment

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50027-41

No comment

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50027-42

If there is an identified need for self-build housing in these locations, then a policy requirement

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Agent

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Organisation: Pegasus Group

may be included. However, this will need to be flexible to allow for the removal of such plots should they not be taken up.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50027-43

No comment

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50027-44

No comment

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50027-45

No comment

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50027-46

No comment

19d) How should the Local Plan support the rural economy?

50027-47

No comment

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

Consultee

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First Name:
Surname: Cannon Kirk
Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

50027-48

No comment

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50027-49

No comment

20c) Should the retail hierarchy be amended? What changes should be made and why?

50027-50

No comment

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50027-51

No comment

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50027-52

No comment

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50027-53

No comment

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

50027-54

No comment

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50027-55

No comment

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50027-56

No comment

23b) Should the Plan identify buildings of local importance?

50027-57

No comment

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50027-58

No comment

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50027-59

No comment

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name:
Surname: Cannon Kirk
Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

50027-60

No comment

25b) What do you think of the quality of open space in your area?

50027-61

No comment

25c) Should the Plan identify other areas of open space to be protected?

50027-63

No comment

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50027-64

No comment

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50027-65

No comment

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50027-66

No comment

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

Consultee

Title:
First Name:
Surname: Cannon Kirk
Organisation:

Agent

Title:
First Name: Andrew
Surname: Hodgson
Organisation: Pegasus Group

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50027-67

Provision of homes in places where they are needed.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50027-68

The Neighbourhood Plan targets should meet or exceed the OAN as set out in the Local Plan. An allowance should be made for sites which may not come forward and for windfall sites to ensure that there is a consistent housing supply in the District.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50027-69

No comment

50027 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Andrew
Surname:	Cannon Kirk	Surname:	Hodgson
Organisation:		Organisation:	Pegasus Group

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50027-70

No comment

50066 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	James	First Name:	
Surname:	Carney	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50066-1

To be as equally prosperous and forward thinking in terms of providing quality housing & employment as seen in our neighbouring districts i.e. Huntingdonshire, East Cambs, King's Lynn & West Norfolk, South Holland…

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50066-2

Can't really comment - if the new LP delivers between 2020 and 2037 then great!

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50066-3

Stick with the current suggested minimum as Government planning policies can change according to whoever is in power at Westminster. I do not think that at this present point in time Fenland's local infrastructure (roads, schools, surgeries) would be able to support anything greater in the number of new dwellings.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50066-4

To begin with FDC needs to capitalise on our geographical location within Cambridgeshire with its ease of access to major centres and transport nodes. Chatteris is a perfect example being on a major road junction and being roughly 25-40 minutes away from Cambridge, Huntingdon and Peterborough. We also have lower land values than Cambridge & South Cambs so a concerted effort to encourage businesses to locate to northern Cambs (i.e. Fenland) would be ideal. Higher skilled/professional types of jobs should be attracted so potentially giving a greater number of higher wage earners in the district. It would be prudent to consider that these types of employees would probably desire good quality housing therefore creating a demand for such housing - this would potentially give more council tax revenue to FDC due to higher valuation tax bands.

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50066-5

Agree.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50066-6

Wisbech and March are perceived as having far more 'new' services and facilities whereas it would be far more agreeable for Chatteris and Whittlesey to also have a fair chance to host these.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50066-7

It might be sensible to consider the larger villages to be moved up the hierarchy to potentially spread the location of facilities/services across the district. Examples could include Wisbech St Mary, Parson Drove, Manea, Gorefield, Wimblington.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50066-8

I wasn't aware they were abolished to begin with!

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50066-9

ii) because otherwise too strict a control on settlement boundaries may compromise or hinder

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
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Surname:
Organisation:

Fenland's local housing needs.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50066-10

I would say it should be determined as to how close a neighbouring town or village is. You would need to ascertain whether a buffer zone was necessary to retain the identity and physical size of a settlement.

Question 5: Growth Options

5a) Which option/s do you prefer?

50066-11

Options 1 & 2

5b) What are the positive and negatives of the option/s?

50066-12

Market towns traditionally act as the 'go to' place in a rural area and Fenland is no different. However, with High Streets in decline perhaps it is time to redefine the role of a market town. Therefore the positives would be as there is the potential for new investment in facilities and services with the arrival of new job and housing and perhaps lead to a re-invigoration of our towns. The negative would be unless serious thought and action is given to upgrade our local infrastructure, the area may not be able to properly support said new development.

5c) Which option/s do you dislike and why?

50066-13

Option 4 - new settlements would lead to a loss of prime agricultural land and with the imminent possibility of Brexit, we may or may not need to be more self sufficient with the UK's food production. Option 3 - because I would be wary that the two larger market towns would take precedence over the two smaller towns - no names need naming to guess where!

5d) Are there alternative options, not shown above, which should be considered?

Consultee

Title:
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Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50066-14

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50066-15

As the NHS has to deal with the effects of poor diet and lifestyle choices, perhaps if FDC can help facilitate their work in promoting better lifestyle choices that could be a consideration? Otherwise I think that you are talking about making (for some sections of the local population) a huge 'cultural' change and that may be beyond the scope and means of FDC.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50066-16

I'm unsure as to how restricting the number of takeaways would help improve Fenland's health profile as ultimately it is down to individuals as to what or where they eat - if somebody fancies a curry or burger they will go and buy one and drive if necessary to obtain it.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50066-17

Other than Section 106 contributions for playgrounds or other public open spaces, how else can developers help to achieve healthy/safe communities? Otherwise yes, I agree they should.

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50066-18

Yes.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50066-19

No - why should it just be restricted to wind farms? Fenland already has a large number of wind turbines already and I am not convinced they are necessarily the most efficient renewable way of generating electricity. I would prefer solar energy generation, and, to be more radical, investigate ways to harness water (tidal?) power on the Nene for instance.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50066-20

Yes, why shouldn't they?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50066-21

To a certain degree yes however it would depend on the type or use of building and its physical location.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50066-22

'Heat infrastructure' suggests a communal boiler house type of scheme. The theory is OK but each household would have a different heating requirement to their neighbours. Also, if the boiler house breaks down then all properties are affected as opposed to just a single dwelling.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50066-23

Possibly a requirement to provide the space and access to the power supply if the householder wishes to install one. That said if somebody decided to buy an electric vehicle they'd need to pay to have it all installed anyway.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50066-24

NO! And particularly in the more rural parts because if the electricity supply fails then at least gas and oil provide heating and cooking options.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50066-25

How do you implement such a policy in an intensive agricultural area?? Farming is a major part of Fenland's economy and way of life so think this would be very difficult to undertake.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50066-26

Tree planting - certainly. As for the restoration of peat, if a development is significantly big enough then yes.

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50066-27

To be honest, most parishes and town councils provide allotments for rent and the demand for these varies according to trends. Perhaps if developers provided decent-sized gardens with their houses to start with then the householder can decide for themselves whether to turn some of it over to a vegetable plot (like they did do in years gone by!)

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50066-28

Yes - seems to be the case in neighbouring districts and boroughs.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50066-29

Yes. It seems to be apparent in Kings Lynn & West Norfolk for several years and as such its modern housing areas look attractive and seem to fit in with the area.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50066-30

Possibly depending on the prevailing traditional styles of each town or village e.g. Cambridge yellow brick seems more apparent to the south of the district with the classic red London brick to the northern and western parts.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50066-31

Yes - "Design Council Cabe firmly believes that housing should be attractive, functional and sustainable".

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50066-32

i) - sometimes housing built in recent years described as, say, 'two bedrooms' in reality means one proper size bedroom and the other bedroom being merely more than a box room therefore not a fully functional second bedroom. ii) Why not? Anything to help save resources in general is a good thing and would help the householder keep their utility bills lower. iii) Probably a bit harder to justify unless you are building home(s) specifically designed for wheelchair access for instance. A good example of universal usage could be for wet rooms with plenty of space between the toilet and other bathroom features to allow any necessary adaptations.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50066-33

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50066-34

Family homes with three bedrooms both for the private sale/rental market and affordable housing availability. Same perhaps for bungalows for older members of the population.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50066-35

Yes - in an area with lower wages it is vital to try retain younger people and local families in the area or they could be forced to move to areas that do provide homes they can afford.

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50066-36

Yes - as according to the mycommunity.org.uk website they can help address issues like: Affordable housing for: *those who are in need (such as unemployed people or single parents) *young people looking to buy their first house *older residents wanting to downsize *Reasonably priced homes for families *Housing that meets the communityâ€™s wants and needs *A long waiting list for council housing. It might also help encourage local people to take ownership for their community and instil a sense of local pride that they have helped achieve something for others as well as themselves.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50066-37

What, as in to have trailer pitches alongside new homes? I cannot see that being popular with new homeowners or tenants!

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50066-38

The existing sites at Black Drove, Sandbank, Seadyke, Fenland Way, Newcommon Bridge seem to work well having been there over 25 years. Perhaps other [semi] rural locations might be considered

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50066-39

Moorings could be installed along the 16ft or 40ft near to Chatteris and Manea as they are fairly near to the shops and services of those places. The success of the moorings at March, Whittlesey and Wisbech could illustrate the commercial benefit brought to those towns. The Hereward Project which has been looking at promoting the use of the Fenland waterways would advocate this development as it would help tourism as well as attract new residents to the district.

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50066-40

Yes - it may well help the viability of some housing developments.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50066-41

Equally yes - self builds tend to be of a high standard and mid to higher council tax bracket = revenue for the area's local authorities

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50066-42

Other uses should be allowed to diversify the employment opportunities and skills base

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50066-43

Any manufacturing or processing business would require decent and safe road access for transport as well as for its employees to get to work without too much hindrance.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50066-44

Always seems to be a need for apprenticeships and high quality job training in the area. A brilliant example of a pro-active company with a successful apprenticeship scheme that ensures company loyalty is Stainless Metalcraft at Chatteris.

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

50066-45

Perhaps setting up a group to promote and market the district's farmers, growers and food & drink producers. FDC to use as many local suppliers as possible and promote this fact.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50066-46

Yes - definitely.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50066-47

I think a mixture of both scenarios would be preferable as they may well compliment one another.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50066-48

Would be nice to see some quality national brands have shops in the district alongside the independents

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50066-49

Think its best to try revive and help what we have at the moment before changing the boundaries.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

community facilities?

50066-50

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50066-51

Yes because other neighbouring districts seem to have better public transport links so why shouldn't Fenland? It would also tie in with promoting a healthier lifestyle. Equally, yes the private car should always be given consideration particularly for those who work so any new housing should have appropriate parking included in its planning application.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50066-52

Yes - there does seem to be a number of homes whereby the parking provision is inadequate e.g. 1.5 parking spaces for a four-member family where it is common for households to have more than one car.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50066-53

Yes - however if somebody is prepared to take on an old building, restore it and retain its appearance as far as is practical, let them do so without putting too many 'heritage' obstacles in their way.

23b) Should the Plan identify buildings of local importance?

50066-54

Yes - the mistakes of the 1960s and 70s should not happen again!

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee

Title:
First Name: James
Surname: Carney
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50066-55

Parson Drove Green plus the 'Cage'.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50066-56

Playing fields with children's play equipment and outdoor gym equipment

25b) What do you think of the quality of open space in your area?

50066-57

Satisfactory

25c) Should the Plan identify other areas of open space to be protected?

50066-59

Areas designated of special scientific interest or having a state of natural beauty

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50066-60

It would depend on the size and density of the development.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50066-61

If it means a general high standard of open space then yes.

Consultee		Agent	
Title:		Title:	
First Name:	James	First Name:	
Surname:	Carney	Surname:	
Organisation:		Organisation:	

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50066-62

Work closely with the Internal Drainage Boards to ascertain and mitigate any flood risks - local knowledge is best!

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50066-63

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☐
New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☑
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50066 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	James	First Name:	
Surname:	Carney	Surname:	
Organisation:		Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50066-64

I thought the targets were set by national government.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50066-65

Yes

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50066-66

Chatteris produced a Community Plan in 2018 - it covered a wide variety of topics and is quite comprehensive in its depth. Perhaps FDC could consult this in accordance with the Local Plan?

50004 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50004-1

duf

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50004-2

No, this is not a planning issue. The Framework proposes healthy communities, and that should be included. The framework does not look at health and wellbeing in any other form than healthy communities, which means access to open space, standards of living space etc. The Framework does not specify policies on health and wellbeing in terms of obesity etc.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50004-3

No, for the reasons given above. Such a proposal would be contrary to the Framework and is unsupported by any evidence published to date. Should the council feel such a policy is required, officers and members are reminded that a full evidence base is required. Such an evidence base is not available.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50004-4

Yes, but it should allow for off site provision, rather than taking a draconian approach of on site provision. This is not always practical or indeed desirable.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50004-5

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Consultee

Title:
First Name: Matthew
Surname: Carpenter
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50004-6

No, we need housing development and higher than BR standards reduces quality and disincentives residential development.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50004-7

Where practical it should be encouraged, but not at the loss of development in total.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50004-8

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50004-9

Yes – this will be a legal requirement from 2021 in any event, and will be a retrofit requirement to existing car parks from 2025. National legislation already enacted!

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50004-10

Again, Gas boilers in new developments will not meet BR requirements after 2025. Pointless question.

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name: Matthew
Surname: Carpenter
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50004-11

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50004-12

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50004-13

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50004-14

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50004-15

No, the policy should be more strategic, requiring good or better design.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50004-16

Of course. Each town has its own character.

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50004-17

Conservation areas, which have seen a marked disregard over the last plan period.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50004-18

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50004-19

Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50004-20

I think you need to be careful asking this question of the general public!

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

Consultee

Title:
First Name: Matthew
Surname: Carpenter
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

Consultee

Title:
First Name: Matthew
Surname: Carpenter
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50004-21

I think that if the plan's retail policy is to be considered fit for purpose over the next 5 years, let alone over the next 20 years then careful thought needs to be given to town centres. Traditional policies in plans from the previous 20 years should not be repeated. Significant consultation on where people want to see their town centres in 5 years time needs to be taken into account. With internet retailing passing 20% in recent weeks, town centres are about to undergo the most radical change of the last 50 years. Policy needs to keep up with the changes to high streets and embrace and plan for that change, not repeated polices from the last plan that will not address problems over the next few years. A bold and decisive approach is needed otherwise all retail will be lost to Peterborough and Cambridge.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

See above. Protection of shops over the next 20 years will lead to vacant high streets.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50004-22

A new approach to "retail" needs to be taken, looking at town centres, rather than retail on its own.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50004-23

The threashold for A1/A2 uses should be set to 50m2 in order to constrain retail into town centres. This is justified by the increasing online retail sales, and needs to support a wider town centre stratergy.

50004 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50004-24

Yes, where viable over a reasonable period.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50004-25

Not required in such a rural area, unless significant infrastructure spending undertaken at unprecedented levels.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50004-26

Yes, it does very little to protect the historic environment at present, or is unused. This is a fundamental requirement of the planning system, having its own Act. Fenland have given little priority to the historic environment during the course of the last plan – see plastic windows thought our conservation areas as an example.

23b) Should the Plan identify buildings of local importance?

50004-27

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50004-28 **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐

More genuinely affordable housing ☐

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

50004-29

Improvements to existing infrastructure, s106 agreements/CiL for things like doctors surgeries.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50004-30

Yes, priorities high volumes of residential development and use this to provide significant improvements to existing infrastructure. Make Fenlands an area open to development, not restrictive.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50004-31

Yes

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50004 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Matthew	First Name:	
Surname:	Carpenter	Surname:	
Organisation:		Organisation:	

50020 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Phil	First Name:	
Surname:	Clark	Surname:	
Organisation:	Natural Cambridgeshire (LNP)	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50020-1

We find it concerning and frustrating that there is no mention of the Rights of Way network in the document and the economic, social and environmental benefits that a well maintained and easy to use network would provide.

We know that Fenland (specifically the drained areas) is very poorly served by ROW, with the large number of drainage ditches needing to be crossed being one of the hindrances to establishing new routes. The potential new agriculture support schemes are looking to fund landowners partially on the basis of public benefits gained and the creation of public routes in particular radiating out from settlements and around nature conservation areas should be a priority. The Fenland area is strangely “wild” given the intensity of agriculture, and the open vistas and birdlife should be enjoyed by both more local people and a greater number of visitors. The flatness of the landscape makes it suitable for walkers, cyclists and riders, including those of more limited mobility who might find hills too much of a challenge.

We would therefore have a vision for a Fenland that has an easily accessible right so way network that provided routes for all non-motorised users (walkers, cyclists and equestrian).

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50020-2

Cambridgeshire LAF thinks that the plan should include specific policies about health and wellbeing; especially how a well maintained and functioning rights or way network can contribute to this agenda through encouraging walking, cycling and horse-riding.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50020-3

Cambridgeshire Local Access Forum feel that it is essential to establish rights of way network to encourage non-motorised modes of transport and these should be incorporated before any work starts on new developments.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50020-4

The economic importance of a high quality well connected rights of way network should be recognised in the local plan – equestrian industry second largest rural employer and provides opportunities for diversification for landowners. A well maintained and connected RoW network available to equestrians is essential facility for livery yards

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50020-5

The importance of the rights of way network is not acknowledged in the document while national

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

guidance states that: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails" (para 98, NPPF 2019).

The Fenland Local Plan should place greater importance on creating and enhancing the rights of way network for non-motorised user routes, which includes walking, cycling and equestrian. As outlined in the Cambridgeshire Rights of Way Improvement Plan.

According to Sustrans 48% of all journeys made on the National Cycle Network are for leisure. According to Cambridge Cycle Campaign only 20% of journeys by bicycle are for commuter purposes. The Active Travel Initiative should incorporate all non-motorised users for journeys for all purposes.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50020-6

The Fenland Local Plan should follow national planning guidance, which states that; "local plans should provide access to a network of high quality open spaces and opportunities for sport and physical activity, important for the health and well-being of communities" this should also include "planning policies and decisions that should protect and enhance public rights of way and access,

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks" (para 96/97 NPPF 2019).

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50020-8

Fenland is poorly serviced in terms of accessible green space and a well-connected rights of way network. We would like to see the plan addressing these issues and identifying areas for new green space and rights of way routes.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50020-9

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐

Consultee

Title: Mr
First Name: Phil
Surname: Clark
Organisation: Natural Cambridgeshire (LNP)

Agent

Title:
First Name:
Surname:
Organisation:

Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50020-10

We would like to see Neighbourhood Plans identify the existing rights of way network and how this can be improved for all users.

50053 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Tom	First Name:	
Surname:	Clarke	Surname:	
Organisation:	Theatres Trust	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50053-1

We would support such a policy. We would encourage the plan to consider the role that cultural facilities such as theatres and cinemas along with other community and social facilities can play in supporting the health and wellbeing of local people. For example they provide opportunities for people to come together and participate, improving cultural wellbeing. Therefore such a policy should be supportive of these facilities and set criteria to protect them from unnecessary loss, or to sit alongside a specific health and wellbeing policy alongside such a policy on community, cultural and social facilities. This approach would be consistent with paragraphs 20 and 92 of the NPPF.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50053-2

Yes

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

We would encourage the plan to promote a variety of uses within town centres in order to add to diversity and promote activity at different times of day and night. Leisure and cultural uses in particular help bring people into town centres which increases footfall and supports other businesses. Therefore the plan might explore opportunities to enhance existing facilities such as Angles Theatre.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50053-3

Yes, and as cited in our response to Question 7 this could sit alongside a policy on wellbeing as there are links between the two. For consistency with the NPPF the plan should make clear such a policy applies to cultural facilities.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Consultee

Title:
First Name: Tom
Surname: Clarke
Organisation: Theatres Trust

Agent

Title:
First Name:
Surname:
Organisation:

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50115 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Matthew
Surname:	Clifton Homes Ltd	Surname:	Kendrick
Organisation:		Organisation:	Grass Roots Planning

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50115-1

We agree that 2040 is the right end date for the plan period as this allows the authority to plan for the long term needs of the area. National planning guidance recommends that plans consider a minimum 15 year period.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50115-2

The National Planning Policy Framework (NPPF) was revised in July 2018 and this included the introduction of the Standard Method for Calculating Housing Need ('the standard method'). The method seeks to use a formula to identify the minimum number of homes expected to be planned for based on historic undersupply and affordability ratios. It is important to note that whilst this produces a minimum annual housing need figure, it does not produce an overall housing requirement.

2.4 We are pleased to note that FDC are utilising the standard method to calculate their housing need and do not appear to be seeking to justify a different methodology. This is set out within Part A, Section 2 of the Issues and Options Document which estimates an overall minimum local housing need of 11,550 dwellings between 2019 and 2040 (550 per year).

2.5 However, we note that the Local Plan is not anticipated to be submitted until May 2021. This means the base date for calculating housing need will shift from 2019 – 2029 to 2021 – 2031, and new up-to-date affordability data will have been published which will not have been taken into account. The 'Housing and Economic Development Needs Assessment' chapter of Planning Practice Guidance (PPG) states that:

'Strategic policy - making authorities will need to calculate their local housing need figure at the start of the plan - making process. This number should be kept under review and revised where appropriate.

Consultee

Title:
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Organisation:

Agent

Title: Mr
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Organisation: Grass Roots Planning

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50115-3

We agree that FDC should have a settlement hierarchy policy. This should provide a clear set of objectives and apportion housing need, to guide future applicants and decision-makers. Without this, there is no clear guidance which establishes what level of development is expected to come forward within different settlements.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50115-4

We agree with the existing settlement hierarchy set out and do not consider there to be a need to include additional categories. We assume as part of any revised settlement hierarchy that a review of existing facilities and services will be undertaken to ensure that respective settlements are designated within the correct part of the hierarchy.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50115-5

We do not consider that any villages should be moved up or down the hierarchy. In particular, Doddington should remain as a 'Growth Village', anticipated to deliver development to improve its self-containment and provide additional footfall to support existing facilities and services.

3.4 Doddington contains a post office / convenience store, pubs, church, take-away fish and chip bar, village hall, hairdressers, off licence, one-stop shop, hospital, primary school and beauty salon. There is therefore a wider range of services available within the settlement which makes it a sustainable location for development, including housing growth.

3.5 After the three main towns, Doddington is one of the best-placed settlements to deliver adequate housing growth and should be retained in its current position within the hierarchy.

Question 4: Settlement Boundaries

Consultee

Title:
First Name:
Surname: Clifton Homes Ltd
Organisation:

Agent

Title: Mr
First Name: Matthew
Surname: Kendrick
Organisation: Grass Roots Planning

4a) Would you support the re-introduction of settlement boundaries?

50115-6

We would support the re-introduction of settlement boundaries as this is a standard planning policy tool that clearly guides where development will be found acceptable and areas which are instead to be considered as 'open countryside', subject to more restrictive policies.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50115-7

We would support a flexible policy that would allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met. This would provide the plan with the flexibility it needs to react to rapid change, a key requirement of the NPPF.

3.8 Settlement boundaries are an effective tool for establishing where the principle of development will be found acceptable, but a hard boundary with strict policies to limit development may result in perfectly suitable sites being refused for sustainable development with no reasonable justification.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50115-8

As set out in the introduction, we are promoting land north of Benwick Road, Doddington, as a future allocation in the proposed new Local Plan, for circa 18 dwellings. We consider this to be a sustainable location for development which will result in no adverse effects and could contribute to housing need (both market and affordable) in Fenland District.

3.10 The site lies in close proximity to all services and facilities available in Doddington, lying approximately 200m away from the facilities on New Street; 300m to One Stop and the Fish Bar on the B1093; and 100m to the nearest bus stop (all measured from the centre of the site). This falls well within the reasonable walking distance thresholds identified in the Manual for Streets guidance which indicates that everyday facilities should lie within 800m (or 10 minutes) walking distance.

Consultee

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Agent

Title: Mr
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3.11 Settlement boundaries generally follow the line of existing built development; committed development; and site allocations (both current and proposed). As such, we have suggested a settlement boundary for Doddington which can be found in Appendix B.

Question 5: Growth Options

5a) Which option/s do you prefer?

50115-9

We consider that a combination of Options 2 and 5 would be the most appropriate for distributing growth across Fenland. Given the District's relatively rural nature, growth should be directed towards the most sustainable settlements first, followed by distributing the remainder of growth between smaller sites. This is the most suitable option as delivery on smaller sites is likely to come forward quicker than large-scale allocations; creates more diversity in the housing market with small and medium-scale house builders; and provides a critical mass necessary to sustain existing facilities and services in the area.

5b) What are the positive and negatives of the option/s?

50115-10

We discuss this within the other questions under this section.

5c) Which option/s do you dislike and why?

50115-11

We do not consider that Option 1 is appropriate as focus should be given to the most sustainable settlements first. Although an existing settlement may have a large population, it may not have existing facilities and services which make it a sustainable location for development.

3.15 We do not consider that Option 4 is appropriate for Fenland as previous experience indicates that new settlements take a significant amount of time to deliver and require extensive infrastructure. For this relatively rural area, we suggest that the allocation of land should seek to enhance and contribute towards improving existing infrastructure and leveraging off this, rather than diverting resources to a new town.

3.16 Whilst Option 6 is laudable, in the first instance discussions should be held with transport providers to establish whether they would be willing to extend existing service provision along these proposed corridors. It may be more beneficial to concentrate development on existing towns and villages where these services already exist and additional critical mass can help sustain these services.

Consultee

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Title: Mr
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5d) Are there alternative options, not shown above, which should be considered?

50115-12

We are of the opinion that a range of reasonable alternatives have been considered. We consider that not meeting the housing requirement is not a reasonable alternative in light of the housing affordability crisis and the national agenda to increase the supply of homes.

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50115-13

Option 2 is the best to pursue in light of our opinion that growth should be directed to Market Towns first followed by higher order settlements,. This means that bespoke policies to respond to that individual settlement's needs and environmental constraints are required to ensure sensitive development occurs.

3.19 We do not have any comments on other specific policy requirements at this time but may wish to comment on draft policies at the next stage of the plan process.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Consultee

Title:
First Name:
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Organisation:

Agent

Title: Mr
First Name: Matthew
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Organisation: Grass Roots Planning

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name:
Surname: Clifton Homes Ltd
Organisation:

Agent

Title: Mr
First Name: Matthew
Surname: Kendrick
Organisation: Grass Roots Planning

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title:
First Name:
Surname: Clifton Homes Ltd
Organisation:

Agent

Title: Mr
First Name: Matthew
Surname: Kendrick
Organisation: Grass Roots Planning

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom

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build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title:
First Name:
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Agent

Title: Mr
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Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

Consultee

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Agent

Title: Mr
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25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50115-14

Duty to Co - Operate

2.9 Whilst we appreciate that the plan is in very early stages, the Issues and Options document makes no reference to the Duty to Co-Operate and the ongoing legal requirement to cooperate with statutory and non-statutory partners. Whilst some minor reference is given to working with Cambridgeshire County Council and the Combined Authority regarding community and transport infrastructure, there is little mention of housing need and whether any adjacent authorities will require FDC to accommodate any unmet housing requirements arising from them, within the District's boundaries.

2.10 Evidence needs to be provided to show what discussions have taken place, and agreements reached, during the course of the plan-making process. This will establish whether any future allocations of housing land are required.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

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Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50109 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Steve
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4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

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5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

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Consultee		Agent	
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First Name:	Steve	First Name:	
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10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

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14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

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14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

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16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

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18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

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19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Steve
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Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50109-1

Reductions could be considered to concentrate an offer

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50109-2

Yes.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50109-3

Not a hard rule but a consideration and requirement for potential ways for redress to be considered.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50109-4

Strong emphasis - does not necessarily mean anti car.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50109-5

Yes, vital. However important that these are concentrated rather than assigned to a house. When automated vehicles come in ownership will decrease and rental (taxi) will increase. Larger Concentrated parking could then be reallocated to other uses.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title:
First Name: Steve
Surname: Count
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50109-6

No

23b) Should the Plan identify buildings of local importance?

50109-7

No, this should be handled by the listing process

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50109-8

Include it as a consideration

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50109-9

All. Also FDC has a duty to address shortfall, new developments cannot be made to do this.

25b) What do you think of the quality of open space in your area?

Poor sports facilities, lack of woodland.

25c) Should the Plan identify other areas of open space to be protected?

50109-11

Country parks should not just be identified but delivered!

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50109-12

Would slow down process and also what works for Fenland may not work elsewhere and vice versa.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50109-13

All new developments, paths roads should have ducting for fibre and Full fibre to the premises. Is a new district heating project viable. A positive policy to allow telecommunication masts to enable better connectivity. Could affordable and social housing descriptions prioritise local and certain types of employment first?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Steve
Surname: Count
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50110 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50110-1

Better connected with improved health outcomes and raised productivity.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50110-2

New Jobs with higher productivity than national average, so fenland average can achieve national average.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

4a) Would you support the re-introduction of settlement boundaries?

50110-3

Yes, however boundaries needs to be linked to delivery timetables.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50110-4

Flexible

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50110-5

Flood Zone should be first consideration.

Question 5: Growth Options

5a) Which option/s do you prefer?

50110-6

4, if a suitable area is found

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50110-7

Proportionate growth. Takes intelligent thinking out of the equation just because it is easy to justify.

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50110-8

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50110-9

Absolutely. Also it should adopt NHS and police policy standards for new developments.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50110-10

Yes, in areas of distinct multiple deprivation. Also no new licensing approvals for tobacco or alcohol sales in those areas.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50110-11

Yes

Question 8: Renewable Energy

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50110-12

Yes. Developments over a certain size need to demonstrate either a certain percentage energy production or over normal standards energy reductions

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50110-13

Either this or energy production, whichever is most suitable to site. No new sites to allow oil or wood burning for heating.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50110-14

Encouraged rather than hard rule to avoid unanticipated consequences.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50110-15

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50110-16

Yes

Consultee

Title:
First Name: Steve
Surname: Count
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50110-17

In line with Government plans this should be encouraged. However constraints may make this individually impossible so there needs to be flexibility.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50110-18

It should reference this however I am not aware of any policy that could currently deal with this appropriately. More thought /research required.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50110-19

No. The overall Co2 impact of the site needs to be considered. Carbon sinks as are a short term relief not a solution.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50110-20

Yes, this also has immense community benefits.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50110-21

Yes

Consultee

Title:
First Name: Steve
Surname: Count
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50110-22

Yes, including public art which Fenland is particularly devoid of.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50110-23

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50110-24

Lack of greenery and green space, lack of public art.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50110-25

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50110-26

All three. Makes sense.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

50110-27

No evidence but any extra cost threatens viability. However ultimate impact is not on house price but land cost.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50110-28

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50110-29

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

Consultee

Title:
First Name: Steve
Surname: Count
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50110-30

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50110-31

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50110-32

Times change and access to and appropriateness of historic employment sites change. So allow housing (or other) if businesses can relocate appropriately.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50110-33

Yes farmers need to be on farm land :)

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50110-34

Improve connectivity, road rail, public transport etc.

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50110-35

Consultee

Title:
First Name: Steve
Surname: Count
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Yes.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Count	Surname:	
Organisation:		Organisation:	

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50067 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	John	First Name:	
Surname:	Covill	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50067-1

It should have a system that takes in all modes of travel particularly that horse riders need a diverse system of safe off road paths to ride on.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50067-2

2040 is reasonable but population growth more volatile in recent years so too longer plan may become outdated.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50067-3

No. It would put too much strain on the transport system that the government is not prepared to finance the upgrading of.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50067-4

Not at this time.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50067-5

Agree

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50067-6

Seems fair.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50067-7

Yes strongly

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50067-8

A hard boundary is best as developers will try to get round anything not rigid.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50067-9

Take advice from Parish Councils as they have local knowledge.

Question 5: Growth Options

5a) Which option/s do you prefer?

50067-10

1 or 2

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50067-11

1 will ensure new homes will not be too dominant

5c) Which option/s do you dislike and why?

50067-12

4 tend to takeup too much farm land.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50067-13

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Consultee

Title:
First Name: John
Surname: Covill
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50017 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Cox	Surname:	
Organisation:	Peterborough City Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50017-1

Peterborough City Council supports the long term strategy of the Fenland Plan to 2040.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50017-2

Peterborough City Council supports the use of the national standard method for calculating housing
need.

The Peterborough Local Plan was adopted in July 2019. During the examination stage, the Planning Inspector reviewed the position of the Memorandum of Co-operation agreed between the Cambridgeshire authorities in 2013 and the requirement for Peterborough to accommodate growth from the Cambridgeshire area.

The Inspector's report included the following Suggested Change to be inserted to the Local Plan:

'However, during the latter stages of preparing this Local Plan, and particularly during its examination stage, it became clear that the time had come to bring to an end the terms of the 'memorandum of cooperation', and that Peterborough should only seek to meet its own housing needs'.

Therefore to be clear Peterborough City Council is not in a position to accommodate any unmet need from Fenland, nor is it looking to 'offload' any need arising in Peterborough to Fenland.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Cox	Surname:	
Organisation:	Peterborough City Council	Organisation:	

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

Consultee

Title:
First Name: Steve
Surname: Cox
Organisation: Peterborough City Council

Agent

Title:
First Name:
Surname:
Organisation:

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Consultee

Title:
First Name: Steve
Surname: Cox
Organisation: Peterborough City Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

Title:
First Name: Steve
Surname: Cox
Organisation: Peterborough City Council

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

Consultee

Title:
First Name: Steve
Surname: Cox
Organisation: Peterborough City Council

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Cox	Surname:	
Organisation:	Peterborough City Council	Organisation:	

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title:
First Name: Steve
Surname: Cox
Organisation: Peterborough City Council

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50017-3

This document covers all relevant issues and is well set out based around a series of questions. At this early stage of preparing the Fenland Local Plan Peterborough City Council is unaware of any strategic matters which might arise between the two areas. We would like to be informed of the progress of the Fenland Local Plan and welcome

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Cox	Surname:	
Organisation:	Peterborough City Council	Organisation:	

further discussion as the Plan progresses.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50017 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Steve	First Name:	
Surname:	Cox	Surname:	
Organisation:	Peterborough City Council	Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50099 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Mark	First Name:	
Surname:	Deas	Surname:	
Organisation:	Cambridgeshire ACRE	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50099-1

A settlement hierarchy policy is a useful planning tool. It guides development to the most sustainable locations. However, it should not be used to impose blanket 'no-go' areas. Even in the smallest communities there may be opportunities for sustainable development.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50099-2

The existing hierarchy is sufficiently detailed. Further levels would add unnecessary complications.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50099-3

Cambridgeshire ACRE has no view on this. The role of each village should be agreed between Fenland DC and the relevant parish council.

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50099-4

Yes, the lack of settlement boundaries makes it very difficult to deliver rural exception schemes. The lack of such schemes in Fenland is due to a combination of factors. However, we have continued to deliver rural exception schemes successfully in South Cambridgeshire and Huntingdonshire where the settlement boundary approach has remained an important policy tool.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50099-5

Too much flexibility will hinder the development of rural exception schemes. South Cambridgeshire and Huntingdonshire offer two alternative approaches. South Cambridgeshire continues to apply a 'red line' around villages. Huntingdonshire refers to the 'built-up area'. Neither approach has imposed an impediment to the progression of rural exception schemes. The lack of a settlement boundary seems to have brought forward development unwanted by local communities. Development would be better achieved through an allocation process with additional growth on an 'exception' basis.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50099-6

See comments above. The Local Plan could simply refer to the 'built-up area'. If a line is to be drawn this should follow the current built-up area with an allowance made for any new allocations.

Question 5: Growth Options

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

5a) Which option/s do you prefer?

50099-7

Cambridgeshire ACRE has no specific preference but whichever option is chosen must allow scope for sustainable development in all villages where appropriate.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50099-8

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Ideally each settlement should have a policy map showing the settlement boundary (if these are defined), key constraints/ designations and any allocations. Consultation with the relevant parish council could establish the key infrastructure and other investment priorities. A description of the settlement including local facilities and assets would help to explain its standing in the settlement hierarchy. This was the approach adopted by East Cambridgeshire.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

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10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

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Consultee

Title:
First Name: Mark
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Organisation: Cambridgeshire ACRE

Agent

Title:
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Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

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Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

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13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

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Consultee		Agent	
Title:		Title:	
First Name:	Mark	First Name:	
Surname:	Deas	Surname:	
Organisation:	Cambridgeshire ACRE	Organisation:	

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50099-9

Affordable homes are needed in all communities. Although house prices are relatively low in Fenland, so are incomes. We have recently undertaken Housing Needs Surveys in Doddington and Wimblington and are currently surveying Benwick. We identify a need for rented and shared ownership properties in all villages that we survey.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50099-10

Yes. Rural exception schemes support families and communities. There are about 100 in Cambridgeshire but only 5 in Fenland. The local lettings policy means they specifically address community needs. Government guidance removing the requirement for affordable housing on schemes of less than 10 dwellings limits other opportunities to deliver affordable housing in rural communities.

15c) Should the plan encourage 'community-led' based housing schemes?

50099-11

Yes although we have found relatively little interest in community led housing in Fenland to date. Such a policy needs to be linked to more efforts to promote the concept locally.

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50099-12

This is a key issue raised by residents in our Housing Needs Surveys. Sustainable development and retaining facilities go hand in hand.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title:
First Name: Mark
Surname: Deas
Organisation: Cambridgeshire ACRE

Agent

Title:
First Name:
Surname:
Organisation:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50099-13

A consistent approach is required. The figure for each NP area should be proportional to the size of the NP area relative to Fenland allowing for existing allocations and commitments and its place in the settlement hierarchy. In many NP areas the allocation will effectively be a share of windfall site assumptions.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50099-14

Yes, it would make sense to calculate a housing need figure for all parishes at the same time. This will ensure the individual figures are consistent with the 'bigger picture'. They should be updated annually. (Most NP groups seek to designate the whole parish)

50099 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Mark	First Name:	
Surname:	Deas	Surname:	
Organisation:	Cambridgeshire ACRE	Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50099-15

Support from the Local Planning Authority is critical. Some Local Authorities provide additional grants to complement the Locality grant scheme. However, professional support is probably more important. Support with mapping tools and policy drafting are two examples where NP groups would appreciate help.

50124 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Charlotte	First Name:	
Surname:	Dew	Surname:	
Organisation:	Larkfleet Homes	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50124-1

To be a vibrant, growing area that is an attractive place to live, work and relax for all members of society.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50124-2

Agree with the figure of 2040.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50124-3

Larkfleet Homes believe Fenland District Council should go above and beyond the minimum target for housing needs. Failure to meet previous housing targets has left the council in a position of under delivery. Although this has been accounted for in the standard methodology calculations above the framework clearly states this is not a target, mealy guidance and can be exceeded (NPPF, 2019 paragraph 60).

Barker Review (2004) and government report 'Fixing our broken housing market' (2017) identify a national housing crisis of affordability. As a result, the government has encouraged house building to in theory reduce house prices. Supplying over and beyond the standard methodology calculations would help to support the government's aim of achieving new build housing numbers and improving affordability.

Allocations for housing often do not consider the principles of land efficiency. The revised NPPF (2019) states in paragraph 122 that 'planning policies and decision should support development that makes efficient use of land' and in paragraph 123 to 'ensure that developments make optimal use of the potential of each site'. Assessing housing numbers should be done on a site by site basis and should consider the efficient use of land.

Consultee

Title:
First Name: Charlotte
Surname: Dew
Organisation: Larkfleet Homes

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50124-4

Yes, to ensure development is located in the most sustainable locations.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50124-5

Larkfleet homes agree with the current existing settlement hierarchy.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50124-6

No changes are required to the hierarchy.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50124-7

No. We do not consider that settlement boundaries are in accord with Framework

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50124-8

Our preference if settlement boundaries are introduced is for a flexible policy that could allow

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development which adjoins the settlement boundary, provided a number of sustainability criteria are met

If a boundary policy were to be introduce it would have to be flexible to be consistent with the National Planning Policy Framework. Rural and entry level exception sites are listed in Annex 2 of the NPPF and provide the opportunity for housing development on land that has not already been allocated for housing. The NPPF lists the specific criteria these types of applications sites need to meet to be considered by the LPA.

Paragraph 77 of the framework states LPA's 'should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.' Paragraph 71 of the framework also states LPA's '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…'

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50124-9

Our preference would be not to have any boundaries however, if the policy was re-introduced it would need to be flexible to accommodate government policy.

Question 5: Growth Options

5a) Which option/s do you prefer?

50124-10

Larkfleet Homes prefer option 2-Market Towns Led Growth.

5b) What are the positive and negatives of the option/s?

50124-11

As per the core theme of the NPPF (2019) sustainable development is an important principle for any future development. The market towns of Whittlesey, March, etc., have multiple facilities, services, employment opportunities and sustainable methods of transport. These towns are holistically and sustainably more suitable for future housing development. Nevertheless, paragraph 78 of the NPPF (2019) also recognises the importance of enhancing and maintaining the vitality of smaller village communities for the future. We agree that some development should also take place in smaller villages,however, the majority of new development should take place in areas of high sustainability within the district.

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5c) Which option/s do you dislike and why?

50124-12

Option 5-Small Site Focus.
Delivering smaller scaled sites of less than 15 units is generally more expensive. Delivering a multitude of small sites will not provide the quantum of housing needed. The key is to provide a wide range of sites of different sizes so that all sizes of house building firms have sufficient supply of sites for their needs as well as those of the market.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50124-13

Bespoke policies for each market town and other higher-order settlements.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50124-14

Larkfleet have no opinion for or against specific health and wellbeing policies.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50124-15

Larkfleet have no opinion for or against hot food take away policies.

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Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50124-16

Larkfleet Homes disagree with the idea that large schemes should submit a Health Impact Assessment. How do the LPA plan on quantifying and identifying a large scheme? When would a Health Impact Assessment be required? Are the principles of the assessment not dissimilar to the principles of sustainable development? Larkfleet recommend the LPA apply the need for a HIA only under certain conditions such a major developments of a 1,000 units of more.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50124-17

Larkfleet prides itself on promoting and utilising renewable energy within its housing developments. However, in our experience we are having difficulty with getting connection where our schemes include renewable energy say from solar PV, because of network capacity. Therefore, on occasions Larkfleet Homes have had to refrain from incorporating renewable energy generation. Larkfleet recommend that this remains a encouraging policy rather than a requirement due to the capacity of the network.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50124-18

Larkfleet have no opinion for or against allocating land for commercial windfarms.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50124-19

Larkfleet homes recognise the importance of providing high-quality energy-efficient properties. However, Larkfleet Homes believe a uniformed approach to go beyond building regulations would not take into account the viability on a site-by-site basis. A policy requiring Larkfleet to go above

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the minimum standards would entail additional work and costings. This departs from the Government's intentions to improve the efficiency of the planning system and reduce the burden on house builders, as set out in the 2015 Ministerial Statement.

A policy requiring developers to go above and beyond minimum building regulations can impact upon the affordability of such homes. It is suggested that any policy relating to energy-efficient standards, should be worded in such a way as to allow such flexibility when determining planning applications.

Many authorities have decided not to prescribe extra energy-efficiency policies for various reasons. Primarily due to a lack of housing affordability. Insisting on higher standards could exacerbate this problem. It is suggested that any policy requiring higher standards, should be worded in such a way as to allow such flexibility when determining planning applications.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50124-20

Building regulations already set a minimum standard for energy efficiency. Standards above this regulation may implicate site viability.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50124-21

This should be applied on a site by site basis to take into account site viability and technical feasibility and network capacity.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50124-22

Despite the company's green credentials, Larkfleet Homes disagree with the idea of introducing a policy which requires car charging facilities on every new build property.

Whilst we accept that hybrid and electric cars will predominate in the near future, the use of home charging may be come relatively obsolete as induction charging becomes more widely available. Whether this is at home or at work or on public roads it is difficult to predict, but in Europe there are already some roads so equipped. This technology is rapidly evolving.
Larkfleets answer to this problem is to provide charging points as an option on its homes or just

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provide an external power socket next to the drive.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50124-23

Gas boilers may well be phased out, but this is not a certainty yet. Gas connections can be quite expensive to provide so from a house builders perspective this could be a saving. However, we are not convinced that we have generating capacity in the UK to cope with this change.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50124-24

Larkfleet Homes would support a policy that encourages the development of carbon sinks. Not only would this provide an environmental benefit but also support any gain in biodiversity. However, there is a danger that with other requirements for land such as open space, SUDs etc., the developable area will reduce yet further and the land required to provide the many homes required will have increase significantly.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50124-25

Larkfleet Homes already have the provision off allotments on some of their schemes. We support this policy with the caveat that only if it is financially viable and there is local demand for them. We note that in some areas there is an over supply of allotments and in others a shortage.

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12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50124-26

In line with the principles of sustainable development encouraging cycling and walking is preferred means of travel than the car.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50124-27

This is covered by the Framework. If a policy is strictly necessary then is should largely reiterate those in the Framework.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50124-28

Suggest this is left to neighbourhood plans, but any such policy should adhere to the Framework.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50124-29

Larkfleet homes regularly use the principles of Building for Life to support applications across multiple local authorities. However it needs to be used with care as such standards can add not only to the cost of the development, but also lessen the appeal of the homes to some parts of the population. For example RPs will value homes built to Lifetime Homes standards less than those not built to those standards. Often this is because living room size may reduce as down stairs bathrooms increase.

Question 14: Optional Standards

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14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50124-30

Larkfleet homes recognise the importance of providing high-quality and well-designed properties. However, Larkfleet Homes believe optional standards should be considered on a site-by-site viability basis. A policy requiring Larkfleet to go above the minimum standards would entail additional work and costings. This departs from the Government's intentions to improve the efficiency of the planning system and reduce the burden on house builders, as set out in the 2015 Ministerial Statement.

Prescribing space standards for homes can impact upon the affordability of such homes. It should be noted that Homes England take a flexible approach to applying the standards in respect of affordable homes and it is suggested that any policy relating to space standards, should be worded in such a way as to allow such flexibility when determining planning applications.

Many authorities have decided not to prescribe space standards for various reasons. Housing in this country is small compared to our European neighbours, but it is also more costly than most. Affordability is an issue. Insisting on space standards could exacerbate this problem. It is suggested that any policy requiring space standards, should be worded in such a way as to allow such flexibility when determining planning applications.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50124-31

Other local plans have been cautious of implementing space standards due to viability. Some implement it on all means of affordable housing only and others implement it just on affordable rented properties, in some cases only where grant is available to off-set the costs. Others have not prescribed any optional standards and left building regulations as the main requirement.

Please see Maxey Grounds viability representations made on behalf of Larkfleet Homes.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

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Title:		Title:	
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Organisation:	Larkfleet Homes	Organisation:	

50124-32

Market housing of all sizes are needed in Fenland.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50124-33

Yes. Larkfleet have become involved in numerous rural exception schemes in order to provide affordable homes in rural areas. Including a policy would ensure the local plans consistency with the NPPF (2019). It is suggested the policy explains how the local authority interprets the Framework for clarity.
Any policy should also take into account paragraph 71 and the provision of entry level sites. These do not require evidence of need.

15c) Should the plan encourage 'community-led' based housing schemes?

50124-34

Larkfleet have no opinion for or against community led housing schemes.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50124-35

This could have a major impact on the marketability and therefore viability of a housing development.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

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18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50124-36

Academics believe the proportion of self-build housing accounts for 9% of the annual UK housing output. This demonstrates the demand and take up of self-build is slow and niche. The government is clearly set on delivering housing at a quick pace in order to improve affordability. Requiring developers to provide service plots and the slow take up of self-build would limit housing output over the plan period. Providing service plots would also implicate developer's financial viability. Larkfleet homes would not recommend the introduction of a serviced plots policy, unless it is on very large sites (1,000 plus) or on small exception type sites.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50124-37

Larkfleets preference would be that that all sites would be allocated for market housing. However, if sites were to be allocated for self-build the policies should be flexible for the change of use to caveat the slow take up of self-build. Alternatively small sites could be considered as an exception type sites.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50124-38

Other uses should be allowed in these areas. Larkfleet Homes recommend that a flexible policy is introduced which allows other forms of development on employment sites. If the site is marketed as employment but cannot get a promoter over a reasonable time period, a policy should allow for flexibility in use.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50124-39

If the take up of employment land is slow, addressing this through flexible use policies (see our response to 19a) would be beneficial to the economy of Fenland.

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19d) How should the Local Plan support the rural economy?

50124-40

A rural exceptions policy would help to support the rural economy. Providing affordable housing in smaller communities will enable local residents to remain within villages. This will help to support the future viability of local facilities and services.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50124-41

Yes. Retaining facilities in rural locations is key to maintaining their viability and sustainability. New homes can help achieve this objective.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

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50124-42

Planning for new large-scale housing development on the periphery of sustainable locations, such as March and Whittlesey, would be the ideal solution to encourage walking, cycling and the use of public transport. New homes can also help to keep rural bus services viable.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50124-43

No. Emphasised in the NPPF is the presumption in favour is sustainable development. By applying a minimum standard this in effect is ensuring there is availability for cars and the use of a car. Yet, when in fact the NPPF encourages walking, cycling and the use of public transport as per the NPPF. However, house builders will still provide car parking spaces as the car will dominate for the foreseeable future and people will demand parking spaces. A house without a parking space will not sell.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50124-44

The Listed Buildings and Conservation Areas Act 1990 already covers listed buildings and scheduled monuments of social architectural or historic interest.

23b) Should the Plan identify buildings of local importance?

50124-45

No

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50124-46

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

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50124-47

The government have introduced the principles of biodiversity net gain which related to leaving the natural environment in a measurably better state than beforehand. The Environment Bill requires developers to ensure habitats for wildlife are enhanced, with a 10% increase in habitat value for wildlife compared with the pre-development baseline. The current process is to use a biodiversity matrix to calculate a developments net gain figure. The matrix is currently undergoing consultation however, it does not accommodate for some of the improvements we make on our schemes such as installing bird and bat boxes. The local plan will have to abide by the Environment Bill however, the council's method of calculating net gain should be interpreted differently.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50124-48

The provision of open space on new developments should be proportional to the size, scale and density of the proposed site. The council should consider that the efficient use of land is an important factor when proposing standards. A blanket approach to open space standards is not necessarily suitable as site constraints may cause issues for viability. Larkfleet Homes recommend that open space is assessed on a site-by-site basis.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50124-50

A flexible policy would be preferred as site constraints and viability influence the provision of open space. This would preferably be assessed on a site-by-site basis. A one size fits all approach to open space would cause issues for our smaller sites in relation to site viability.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50124-51

No. Applying standards of open space should be done on a site by site basis. Blanket standards bare no relevance to site constraints and other factors influencing the provision of open space.

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Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50124-52

Permeable paving and sustainable urban drainage solutions have the possibility of reducing the risk of surface water flooding. In some instances, other engineering solutions are required as surface water cannot naturally infiltrate into the ground.

New development can provide some solutions to surface water flooding however, unprecedented amounts of intense rainfall that results in flash flooding is unpredictable and unavoidable. New development cannot stop these instances however, it can mitigate its impacts to avoid any implications on the existing residential development.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50124-53

Other comments regarding viability will be submitted via Maxey Grounds on behalf of Larkfleet Homes

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐

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6 Genuine efforts to create areas for nature ☐

7 Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

50124-54

Meeting the national and local need for all types of homes, which if met will help tackle the affordability crisis.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50124-55

Any such target should be expressed as a minimum

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50121 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
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Surname:	Dew	Surname:	
Organisation:	Persimmon Homes	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50121-1

Along the lines of the vision set out in the current adopted Fenland Local Plan.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50121-2

Persimmon Homes consider that 2040 is a sensible end date. This will allow for full consideration to be given to how Fenland will grow in the future.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50121-3

Persimmon Homes are of the view that the Local Plan should include a housing target above the minimum housing numbers of 11,550 new homes to 2040.

Fenland District Council have consistently under delivered in their housing delivery in recent years and allocating more sites which are deliverable will help to address this issue. The population in Fenland is continuing to grow. This is evidenced within the Business Plan 2018/2019. As Over 100,700 people live in the district (ONS: 2018), as 75% live in the four market towns of Chatteris (11,000), March (23,000), Whittlesey (13,000) and Wisbech (31,500).

Fenland has the lowest house prices in Cambridgeshire and plentiful availability of commercial land. As a result, the population has grown quickly. As it has been predicted within 20 years' time (2038), the population will have increased by 11% to 111,512 (ONS: 2016) and therefore, increases the demand for housing within the area.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50121-4

Offices and factory jobs should try to be facilitated more within the district. Persimmon Homes are

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of the view that March, Chatteris and Whittlesey should be the main focus for new employment land and land should be allocated within/adjacent to existing commercial development.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50121-5

Agree.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50121-6

Persimmon Homes support the current settlement hierarchy.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50121-7

No

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50121-8

No. Settlement boundaries should not be reintroduced as it would restrict growth within Tier 1 settlements that is desperately needed. As currently the planning system is too rigid as it is and therefore this restricts development further and constrains opportunities that maybe there but cannot be utilised.

Consultee

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4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50121-9

ii) A flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50121-10

Persimmon Homes have an interest in a site at March which is part of an existing site allocation in the current Adopted Fenland Local Plan (West March Strategic Allocation). The extent of the land within this allocation which Persimmon Homes have an interest in is shown on the accompanying Boundary Plan for March, drawing number BP/MAR/001. If settlement boundaries are to be included in the plan, this deliverable site should be included. The settlement boundary also needs to include the required land to provide for the identified housing and employment growth up to 2040.

Question 5: Growth Options

5a) Which option/s do you prefer?

50121-11

2 – Market Towns Led Growth – New Development is mainly directed to the market towns of Wisbech, March, Whittlesey and Chatteris, with the remainder distributed across villages. For example, 90% of growth is allocated to the market towns, 10% for villages.

5b) What are the positive and negatives of the option/s?

50121-12

Positives
• Focuses development within sustainable locations, which benefit from existing local services and facilities which have capacity to be further enhanced with future development. • Limited growth in villages will protect their character whilst also helping to maintain existing services and facilities within these settlements. • Protect the open countryside • More opportunities for non reliance on

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the private car
Negatives - none

5c) Which option/s do you dislike and why?

50121-13

Option 1 (Proportional Settlement Growth) – Development needs to be focused on settlements which are sustainable and have existing services and facilities to support sustainable growth. A settlement which may contain 5% of the population may not have a suitable level of services and facilities to accommodate the proportionate increase in population. In addition there may be other constraints within a particular settlement which would mean this level of development would not be forthcoming.

Option 3 (Strategic Growth at one or more Settlements) – Primarily relying on strategic growth in 1 or more settlements is too restrictive and is more likely to result in housing allocations not coming forward. Strategic allocations are required, however they should not be limited to 1 or 2 locations and instead should be spread across all sustainable locations. Option 4 (New Settlements) – Existing market towns within Fenland have the capacity to accommodate further growth and further enhance existing local services and facilities. Developing new settlements will take significant time to come forward and will not bring forward the houses which are required now. Option 5 (Small Site Focus) - Whilst small sites have a contribution to make, on their own they would not bring forward the level of housing required within the district. Adopting a small site approach would significantly limit the market, as large developers, such as Persimmon Homes, are unlikely to pursue such options.

Option 6 (Corridor Growth) – There is some logic to following such an approach, however this is not our preferred option. Following this option may not always direct development to the most sustainable locations.

5d) Are there alternative options, not shown above, which should be considered?

50121-14

No other alternative options should be considered.

Question 6: Settlement Policies

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50121-15

Option 1 Bespoke Policies for each market town only.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50121-16

Yes - Health and wellbeing specific policies should be included as it is part of our everyday life's and should be considered when building small and large development schemes.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50121-17

Agree that Health Impact Schemes should be submitted, but only on larger schemes in excess of 500 dwellings.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50121-18

No, these matters are addressed and will continue to be addressed by Building Regulations. Building Regulations are taking the lead on this issue with the current consultation 'The Future Homes Standard: Changes to Part L and Part F of the Building Regulations for new Dwellings' setting out proposals for increased energy efficiency requirements for new homes in 2020 and The Future Homes Standard being introduced by 2025.

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50121-19

No, Building Regulations are taking the lead on this issue and requiring houses to be more energy efficient. The Government's current consultation 'The Future Homes Standard: Changes to Part L and Part F of the Building Regulations for New Dwellings' proposes a significant increase in the energy requirements for new homes in 2020 and the Future Home Standard being introduced by 2025.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50121-20

Yes, however there should be an element of flexibility built into this policy, recognising that site constraints can have a significant influence on how a site is designed.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50121-21

No

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50121-22

No, if there is a demand this should be market driven.

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50121-23

No, any such changes should come through Building Regulations which is taking the lead on such issues.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50121-24

Yes, this should be encouraged as part of the overall open space design of a development, however this should not result in an increase in the level of open space required.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50121-25

The current open space standards set out that allotments are likely to be required on sites greater than 10ha with off site contributions for developments on sites between 0.5 to 10 hectares in size. This is still considered a suitable mechanism for bringing forward allotments.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50121-26

Yes

Question 13: Design and Amenity

Consultee		Agent	
Title:		Title:	
First Name:	Anne	First Name:	
Surname:	Dew	Surname:	
Organisation:	Persimmon Homes	Organisation:	

13a) Do you think the new Plan should include a strategic design policy for the district?

50121-27

No, this is not considered necessary. Good design is a requirement of the NPPF and the forthcoming Building Beautiful Commission. Good design can be dealt with under a generic design policy in the plan.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50121-28

No, this is not considered necessary. Good design is a requirement of the NPPF and the forthcoming Building Beautiful Commission. A generic design policy would cover this matter.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50121-29

Not aware of any specific local issues which needs to be addressed though design policies.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50121-30

No, this matter will be covered by the Building Beautiful Commission.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50121-31

i) No ii) No iii) No

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

50121-32

Internal Space Standards

Yes. Persimmon Homes experience of providing homes to national space standards is that space standards can increase build costs by 20% and this could result in house prices for starter family homes rising by 20%. There would also be direct implications for site yield and the effective use of land. Evidence shows on average a 6% reduction in site yield as a result of adopting national space standards. This will inevitably reduce the output of sites and undermine allocations and housing trajectories.

Viability of housing developments within Fenland is already a big issue, resulting in developments not coming forward. The introduction of such standards would further impact on this.

Access Standards to new Homes Persimmon Homes experience has been that providing accessible standard homes does increase build costs, reduces site yields and the effective use of land.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50121-33

For market houses there should be no set requirements for size or type, ultimately the market will dictate this and developers should assess market need themselves.

In terms of affordable units, there is a requirement for affordable rent and intermediate housing. The policy should recognise that open discount market value houses are an acceptable intermediate product.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50121-34

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50121-35

Yes

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50121-36

No. Gypsy and Traveller provisions is best provided through a larger number of small sites. A thorough review of potential smaller sites within the district needs to be undertaken by the Council.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50121-37

Smaller sites across the district.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50121-38

No, this should be encouraged but not a mandatory requirement. There are other ways of providing for self build/ custom build, for example, through the Council's land disposal and regeneration functions.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50121-39

Yes

50121 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Anne	First Name:	
Surname:	Dew	Surname:	
Organisation:	Persimmon Homes	Organisation:	

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50121-40

These should be reviewed by the Council. If there is no realistic option of the site coming forward, alternative uses should be considered and flexibility incorporated into the policy, where appropriate.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50121-41

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50121-42

Yes, unless they are no longer required or the loss of these facilities could be fully mitigated.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50121-43

Yes the Local Plan should encourage sustainable Modes of Transport.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50121-44

Parking standards should be set out, however some flexibility should be incorporated into this policy which allows lower standards of provision in sustainable locations. Persimmon Homes would suggest the following car park standards:-

1 bed units - 1 space 2 bed units - 1 – 2 spaces 3+ bed units - 2 spaces

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50121-45

No

23b) Should the Plan identify buildings of local importance?

50121-46

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee		Agent	
Title:		Title:	
First Name:	Anne	First Name:	
Surname:	Dew	Surname:	
Organisation:	Persimmon Homes	Organisation:	

50121-47

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50121-48

Childrens plays areas and amenity grassland.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50121-50

Continued use of SUD's

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50121-51

No

Consultee

Title:
First Name: Anne
Surname: Dew
Organisation: Persimmon Homes

Agent

Title:
First Name:
Surname:
Organisation:

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50121-52

Higher numbers to sustainable locations.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50121-53

No

50121 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Anne	First Name:	
Surname:	Dew	Surname:	
Organisation:	Persimmon Homes	Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50121-54

No

50010 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Eamonn	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50010-1

It should provide employment opportunities in sustainable occupations using expertise of local residents. The environment should respect the individuals that live here providing healthy living, good transport and affordable housing.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50010-2

Housing should be accelerated in 'BROWN FIELD' sites as quickly as possible to attract workforce. Planned expansion in areas that can support development and do not disturb the fine balance (Global warming risk of Flooding) to produce funds to aid infrastructure improvements.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50010-3

Provided the right type of development (i.e. factory built housing rather than traditional building). Then it is easier to forecast development profit margins and contributions to infrastructure requirements.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50010-4

Energy related manufacture, supply, installation and maintenance including development of science based battery manufacture for National consumption using expertise from the South of the County.

Question 3 - Settlement Hierachy

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50010-5

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50010-6

Agree BUT a Market Town could also be a dormitory town to support (for example) Peterborough.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50010-7

No

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50010-8

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50010-9

Flexible, development should be considered using wider criteria than traditional custom. There is evidence that it has been ignored in many cases anyway.

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50010-10

Don't waste your time and effort.

Question 5: Growth Options

5a) Which option/s do you prefer?

50010-11

Option 3

5b) What are the positive and negatives of the option/s?

50010-12

Tends to gravitate towards the Market Towns and develops existing and potentially enhance infrastructure in a balanced way. It provides the opportunity to develop where it will do most good.

5c) Which option/s do you dislike and why?

50010-13

Option 5 – Indiscriminate and not co-ordinated
Option 6 – Would require significant extra cost to develop
Option 4 – Waste of agricultural land and the cost of linking to existing facilities/employment

5d) Are there alternative options, not shown above, which should be considered?

50010-14

No, this reflects other Combined Authority work which is sound.

Question 6: Settlement Policies

Consultee		Agent	
Title:		Title:	
First Name:	Eamonn	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50010-15

Option 2 is my preferred approach

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50010-16

Yes – the data indicates we have problems, these could be overcome when dealing with other issues if a joined up view is taken.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50010-17

No, we should allow market forces to work. If we educate and demonstrate good practice the 'wrong retail' will regulate itself because demand will fall.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50010-18

Yes – great idea and it should go further into energy efficiency, sustainability of site practice and the resulting products.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50010-19

Yes – Not only what is available now but to incorporate new ideas and technology that we may not

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

be aware of in 2019.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50010-20

I would support such generation, but think wider than just wind generation, heat pumps, district heating and other combined heat and power.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50010-21

Yes, manufacture frequently wastes heat and power e.g. brickworks, food processing, and industrial areas could support each other.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50010-22

Yes and factory producing buildings could be world leading design using rail and road infrastructure to distribute most efficient modular design that attracts expertise and employment.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50010-23

Yes, all of that plus better public transport, cycle routes (it is very flat in the Fens!) and employment / education close to residential homes.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50010-24

Yes in every conceivable way including better use of water, thermal and solar in addition to wind and possibly water power.

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50010-25

Even the 'holes in the ground – clay extraction' could provide a form of pump storage.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50010-26

For reduced emissions and clean air I support this. Additionally the infrastructure (power capacity) needs to be augmented so that if wind and solar cannot provide enough, alternative generation can still be supplied by the Grid.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50010-27

We need more information before deciding. A better use of first class agricultural land might be the development of two crops per year by better water management and then benefit from fewer food miles.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50010-28

Agreed, but engage specialists and environmental groups to advise on species, harvesting and husbandry of the 'crop'. We need more information on peat soils.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50010-29

This would be novel, community orchards and the education of young people to do the 'Right

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Thing'. Better provision of re-cycling and separation of recyclable material close to residential areas to promote best practice.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50010-30

If Cycle Route 63 was made to a high standard and farm machinery stopped using it. An alternative cycle route could link Whittlesey, Eastrea, Coates and Turves (and onwards to March and Wisbech) which could help combat overweight and underactive residents.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50010-31

Yes and tell everyone what it is and how each measure contributes to it.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50010-32

Yes, each town has different opportunities, facilities and problems to overcome.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50010-33

Linking a high quality rail service to other public transport and personal transport. A bus service that operates across a wider time frame.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50010-34

I don't care what national buzz words are used – could the developments just comply to new regulations and our aspirations?

Question 14: Optional Standards

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50010-35

We need to use water better. Currently we allow surplus water to flow out to sea. If we valued it more everyone would use it better and reduce energy and other resources feeding ourselves and living.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50010-36

We need to use water better. Currently we allow surplus water to flow out to sea. If we valued it more everyone would use it better and reduce energy and other resources feeding ourselves and living.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50010-37

The market will decide – don't be prescriptive. If a developer builds what is not wanted they will not make the same mistake again.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50010-38

Affordable housing should be developed by local councils, it is madness to expect a developer to gift part of their project and hide the residents in an enclave at the back of expensive houses.

15c) Should the plan encourage 'community-led' based housing schemes?

50010-39

To a degree, but if Councils provided low cost housing, it would be based on the local community

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

because putting it anywhere else would be in the wrong place surely!

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50010-40

By all means, they should be well maintained and monitored by those stakeholders with enforcement powers to ensure they are used but not abused and that the users are safe and respected.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50010-41

There are some in Peterborough, I understand they can be a financial asset when organised correctly.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50010-42

The River Nene should have few such developments so that the natural resource can be enjoyed by all. A marina could be established on Whittlesey Washes and maintained by water from the Nene.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50010-43

Many of these developments suit a more undulating landscape unless it is just budget price 'equine' or extensive properties in the middle of nowhere. Hardly an asset for Fenland – my view is low priority.

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

18b) Should we allocate sites which are set aside only for self-build and custom build?

50010-44

No - Many of these developments suit a more undulating landscape unless it is just budget price 'equine' or extensive properties in the middle of nowhere. Hardly an asset for Fenland – my view is low priority.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50010-45

We should use the available land in the most efficient way to service housing needs and any alternative use of the land including the establishment of trees and hedgerows.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50010-46

Commercial and industrial areas should be located 'the right side of the tracks/water'. For example, Whittlesey has an industrial area the other side of the level crossing. It could be located near the new Kings Dyke crossing with other employment opportunities on Cycle Route 63 and a good access road (A605).

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50010-47

Location and enticements for new business such as technology and energy – attract them to Fenland.

19d) How should the Local Plan support the rural economy?

50010-48

Provide funds from development by adopting CIL rather than S106 that tends to be invested elsewhere and is frequently not paid because once permission is granted the developer claims they can no longer build and make a profit.

Consultee		Agent	
Title:		Title:	
First Name:	Eamonn	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50010-49

Shopping habits are changing, we need to attract other facilities that people want.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50010-50

They should not be artificially protected. Market forces will prevail.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50010-51

Leave it for businesses to regulate itself.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50010-52

No

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50010-53

NO

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50010-54

We should NOT artificially protect facilities that the residents do not support.

Questions 22: Transport

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50010-55

Yes, we should make it easy and pleasurable to take exercise and it should be safe and fit for purpose in 2020, not what was acceptable 50 years ago.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50010-56

Free parking for 2/3 hours then charges applies. This will encourage a time around and the use of a town centre. Those needing long term parking could use an out of town location (that would need building) a park and ride or will pay for closer to work/home parking. This will need enforcing to be paid by charges.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50010-57

There are also nature reserves that should be nominated for SSSI. Kings Dyke Nature Reserve may benefit from the Must Farm Heritage Centre – FDC could support this initiative in many ways.

23b) Should the Plan identify buildings of local importance?

50010-58

There already are areas and local Neighbourhood Plans feature conservation areas – leave it to those documents.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50010-59

Only nature reserves as indicated above.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural

Consultee

Title:
First Name: Eamonn
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

environment?

50010-60

Keep development and water contamination away from such areas including Environmental Agency work on waste sites.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50010-61

Sustainable green spaces with trees, hedges and wild life habitats that are serviced by local residents, possibly using a trust.

25b) What do you think of the quality of open space in your area?

50010-62

There is plenty of it currently, we need to ensure air quality remains good – so measurement on trunk roads and in the town centre using approved monitoring would pacify.

25c) Should the Plan identify other areas of open space to be protected?

50010-64

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50010-65

No – the market will regulate itself.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50010-66

Yes, Peterborough has some nationally leading environmental credentials.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Consultee		Agent	
Title:		Title:	
First Name:	Eamonn	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

50010-67

Runoff water may make flood risk worse but the biggest threat will come from rising sea levels rather than from the western river flow.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50010-68

We should be consistent in our climate change emergency actions. Re-cycling is less important than reducing and re-purposing but we need to educate Fenland residents to gain [tradion] a comprehensive network of EV charging points in every FDC car park and at each Council Office and depot for public use.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50010-69

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [x] **Attracting inward investment to Fenland and creating more jobs**
- [x] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [ ] **Good quality, accessible open space (parks, play areas, etc)**
- [x] **Genuine efforts to create areas for nature**
- [ ] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50010-70

Public transport that integrates and works.

50010 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Eamonn	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50010-71

We should embrace our share of the overall target specified earlier.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50010-72

Yes, Whittlesey has achieved this in the past and can continue to play its part.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50010-73

Promote local culture by using CIL or S106 to invest in the locality that supports development of all sizes.

50009 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Lesley	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50009-1

Ensuring infrastructure is in place to allow Fenland to grow. Housing, education, access to jobs for local people.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50009-2

20 years is a good amount of time to achieve set goals.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50009-3

I think a fraction higher would be a good idea. Needs might change in the future and it's good to be optimistic.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50009-4

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50009-5

Existing hierarchy ok

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50009-6

No change

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50009-7

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50009-8

Answer ii) flexible

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50009-9

Option 1

5b) What are the positive and negatives of the option/s?

Consultee		Agent	
Title:		Title:	
First Name:	Lesley	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

50009-10

Fairness to smaller villages as well as ensuring our larger towns do not miss out on much needed investment.

5c) Which option/s do you dislike and why?

50009-11

4 and 6. Option 4 - New settlements will be detrimental to our roads causing congestion and wear and tear. Option 6 - Increase congestion on already busy routes.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50009-12

Option 2

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50009-13

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50009-14

Yes

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50009-15

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50009-16

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50009-17

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50009-18

Yes

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50009-19

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50009-20

Yes

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50009-21

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50009-22

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50009-23

Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50009-24

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50009-25

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas,

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

which can help reduce damaging 'food miles'?

50009-26

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50009-27

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50009-28

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50009-29

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50009-30

Bypasses for all major towns

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50009-31

Yes

Question 14: Optional Standards

Consultee		Agent	
Title:		Title:	
First Name:	Lesley	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50009-32

Yes to all three. We need to make big changes to ensure a future for all.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50009-33

More smaller affordable homes to keep young people in the area. More care homes/sheltered accommodation.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50009-34

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50009-35

Community led projects sometimes run out of steam, so not really.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50009-36

No

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50009-37

I can only go on my local experience. The only local moorings for houseboats are along the Nene towards Peterborough and the site looks like a dump. There should be stringent requirements, the same as houses.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50009-38

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50009-39

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50009-40

Retain them. We need to keep employment in the larger towns.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50009-41

Not sure

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50009-42

Yes

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50009-43

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Leisure should be encouraged.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50009-44

Yes

Consultee		Agent	
Title:		Title:	
First Name:	Lesley	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50009-45

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50009-46

Unless bus routes are introduced extensively to help, people will need to use cars.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50009-47

No

23b) Should the Plan identify buildings of local importance?

50009-48

No

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50009-49

NO

Question 24: Natural Environment

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50009-50

Childrens play, Natural green space, Allotments

25b) What do you think of the quality of open space in your area?

Good

25c) Should the Plan identify other areas of open space to be protected?

50009-52

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50009-53

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50009-54

Yes - no development to be given a green light on flood plains.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Consultee		Agent	
Title:		Title:	
First Name:	Lesley	First Name:	
Surname:	Dorling	Surname:	
Organisation:		Organisation:	

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50009-55

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☑
New homes which are easily adaptable and accessible for the disabled or elderly	☑
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50009 Fenland Local Plan: Issues and Options Key Issues Report

Consultee

Title:
First Name: Lesley
Surname: Dorling
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50018 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50018-1

Grow and be more dynamic - Fenland needs to look to infrastructure i.e. road, rail, schools, water, sewage and power supply. Encourage more industry, employment.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50018-2

2040 is needed to give time to reach the required figures of housing growth. Need to take over unused housing and renovate to increase housing stock. Start building more council housing.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50018-3

No - not needed in this area unless there is vast expansion of towns like Whittlesey, March (railway connecion) Chatteris and Peterborough side of Fenland.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50018-4

Agricultural orientated industry and light engineering.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50018-5

Agree

Consultee

Title: Councillor
First Name: James
Surname: Downes
Organisation: Leverington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50018-6

Follow present policy format.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50018-7

Leverington as Growth Village (alter boundary to include rest of north side of Leverington Road from West End Inn along to include [Burerset] Road and West Parade to square of area.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50018-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50018-9

i) Yes ii) No

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50018-10

By consulting parish councils who have local knowledge.

Question 5: Growth Options

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

5a) Which option/s do you prefer?

50018-11

Options 2 and 3

5b) What are the positive and negatives of the option/s?

50018-12

All positive (Options 2 and 3), thus preventing smaller developments.

5c) Which option/s do you dislike and why?

50018-13

Option 5 - keeping small site focus. Keeping villages as villages. Worst idea is new settlements.

5d) Are there alternative options, not shown above, which should be considered?

50018-14

No

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50018-15

Option 3 - Everyone would know where they stood.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50018-16

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50018-17

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50018-18

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50018-19

Yes - definite requirement

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50018-20

More research into wind farms in order to produce a viability report into them. Also specific areas for them away from dwellingds (noise)

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50018-21

No

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Consultee

Title: Councillor
First Name: James
Surname: Downes
Organisation: Leverington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50018-22

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50018-23

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50018-24

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50018-25

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50018-26

No - no proof of ability to produce enough capacity.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50018-27

Ambiguous question. Impact on farming community in ability to produce crops in part of Fens.

Consultee

Title: Councillor
First Name: James
Surname: Downes
Organisation: Leverington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50018-28

Tree planting definitely.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50018-29

No allotments - being vacated and sold as building plots. Cheaper to buy in supermarkets than produce own.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50018-30

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50018-31

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50018-32

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50018-33

Limit number of flates and small box-like housing of one bed.

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50018-34

No comment

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50018-35

i) Yes minimum room sizes, ii) and iii) Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50018-36

Large number of small cramped houses has an impact on health. Thus standard minimum of plot size.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50018-37

Two bedroomed starter homes. Then can move up or down depending on family size. Need a good balance (freehold and rentable).

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50018-38

No comment, loaded question.

Consultee

Title: Councillor
First Name: James
Surname: Downes
Organisation: Leverington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50018-39

What do you define as community-led?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50018-40

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50018-41

Specific sites on outskirts of towns.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50018-42

Yes, if suitable locations are available.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50018-43

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50018-44

No

Consultee

Title: Councillor
First Name: James
Surname: Downes
Organisation: Leverington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50018-45

Yes, if suitable uses can be found.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50018-46

Yes

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50018-47

Infrastructure - re large vehicles, no trains in certain areas, road and rail support

19d) How should the Local Plan support the rural economy?

50018-48

By producing decent infrastructure.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50018-49

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50018-50

Consultee

Title: Councillor
First Name: James
Surname: Downes
Organisation: Leverington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

50018-51

Greater research into market forces.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50018-52

Market forces will dictate.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50018-53

Should use impact assessment to determine required size.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50018-54

Definitely

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50018-55

Rural areas will always need to use cars owing to lack of public transport.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50018-56

Yes, as people will use cars to drive to local shops, school run etc.

50018 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50018-57

Yes

23b) Should the Plan identify buildings of local importance?

50018-58

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50018-59

Yes

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50018-60

Must leave green spaces.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50018-61

Chidrens' areas and provide play equipment.

25b) What do you think of the quality of open space in your area?

50018-62

Very good in Leverington.

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

25c) Should the Plan identify other areas of open space to be protected?

50018-64

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50018-65

Yes

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50018-66

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50018-67

Must adhere to drainage board and Environment Agency recommendations and regulations.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50018-68

This form is full of loaded and ambiguous questions.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50018-69

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☑ **More genuinely affordable housing**

Consultee		Agent	
Title:	Councillor	Title:	
First Name:	James	First Name:	
Surname:	Downes	Surname:	
Organisation:	Leverington Parish Council	Organisation:	

New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☑
Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

50018-70

Doctors (Health facilities); Schools; Road sewer & power infrastructure; Telephone and broadband

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50018-71

Yes??

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50018-72

Yes, as long as adhered to.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50127 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Valerie	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50127-1

A place with more trees, to decrease soil erosion, aid in preventing climate change and provide more habitats for wildlife.
A good public transport system so that the number of cars and degree of pollution will be reduced, so that people without cars can get to work, to hospital, and access other towns and friends. The current timetable, woefully lacking as it is, seems to discourage people from using buses, as, even if they can travel outwards, it is often extremely difficult to get back!

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50127-2

I'd go for 2037 - why drag it out?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50127-3

I don’t see how we could go higher without immediate and significant improvements to such services as buses, doctors’ surgeries, and sewage/drainage capacity.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50127-4

Whatever jobs are created particularly in Chatteris, workers will need homes and the ability to travel to work. One large company currently has difficulty in retaining staff, as they leave as soon as they find employment nearer to home.

Question 3 - Settlement Hierachy

50127 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Valerie	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50127-5

Overall, yes.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50127-6

I don't think Chatteris should be lumped in with the other three Market Towns. Numerically it is a Market Town, but it no longer has as station (unlike the others) and is inevitably a less attractive option in a town with minimal public transport for people who need to travel to and from work, or have the desire to travel to other towns for leisure or cultural purposes.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50127-7

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50127-8

i)

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50127-9

Chatteris Town Council want to extend the current settlement boundary, with the sole intention of

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

facilitating more building. I believe such a boundary should focus on preserving the character of each area - one of the glories of the British countryside is the local variations in architecture. Focussing on extending to build new homes - which all look the same - can only be dtrimental.

Question 5: Growth Options

5a) Which option/s do you prefer?

50127-10

Option 1

5b) What are the positive and negatives of the option/s?

50127-11

Option 2 - All Market Towns aren't equal in size, facilities or desirability. Chatteris is deficient in everything – particularly public transport. Buses are infrequent and there is no railway station. The other Market Towns are much better served by buses and all have railway stations. Chatteris, therefore, should not be expected to provide the same number of new houses as the other Market Towns.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50127-12

Option 1 – Chatteris needs particular attention as its high street is dying, it has poor transport which means more cars and difficulties for people without cars to access jobs or leisure activities. It

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

is gradually being stripped of leisure facilities (swimming pool is the latest casualty) and the GP surgery is dangerously overloaded. It is a town in dire need of regeneration. Lower business rates might help!

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50127-13

Yes, most definitely. Existing leisure facilities should be maintained, as a minimum (i.e. Chatteris swimming pool and Wenny Meadow*) and there needs to be a car-free way of accessing them i.e. via public transport.
*and the path along the Railway Line. We could do with a Chatteris Country Park, new or improved cycle tracks, etc., which promote family orientated recreation.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50127-14

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50127-15

Agree

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50127-16

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50127-17

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50127-18

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50127-19

Require.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50127-20

Yes.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50127-21

Yes.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50127-22

Yes.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50127-23

No

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50127-24

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50127-25

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50127-26

Yes

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50127-27

Increase the number of trees and hedges around farmland – will help with flooding/climate control, prevent soil erosion and filth on roads and vehicles, and create habitats for wildlife.
Trees and shrubs/hedges were removed – they should be replaced as their huge value is now understood and highly recommended by climate control experts as well as benefitting agriculture.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50127-28

i) Yes – tiny houses can impact on mental and physical health and social behaviour. Houses tend to be crowded together, with little privacy.
Ii)

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50127-29

In Chatteris we need all types of housing.

Consultee		Agent	
Title:		Title:	
First Name:	Valerie	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50127-30

No.

15c) Should the plan encourage 'community-led' based housing schemes?

50127-31

No, if that means they would avoid requirements.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50127-32

NO

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50127-33

Yes most definitely, the lack of public transport. Those without cars are severely restricted in finding accessible employment and their talents are wasted.

19d) How should the Local Plan support the rural economy?

50127-34

Rebuild and regenerate High Streets, so people don't need to travel miles in order to shop, and provide good transport infrastructure, including buses, particularly buses.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50127-35

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Shops plus other types of development.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50127-36

Shops should be encouraged and supported – they not only provide goods but have a social function. Business rates are too high, particularly in small towns, and this has been a factor in the

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

closure of so many shops – not just internet shopping.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50127-37

Large out-of-centre retail developments are yet another reason for the demise of the high street – which should be given priority. So Yes, Impact Assessment, but preferably just refuse them.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50127-38

Yes, too many have gone, or are about to go.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50127-39

Huge emphasis and attention needs to be given to this. The car is a polluter but the lack of other means of transport, particularly in Chatteris means that some households have as many as SIX cars – all polluting. Not everyone does or can drive and it is extremely difficult to access work, hospitals or shops because the existing bus service in Chatteris is abysmal. People can't use what is provided as it is difficult to get home. No buses at weekends so no access to social or leisure amenities elsewhere. Local amenities are being lost.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic

Consultee		Agent	
Title:		Title:	
First Name:	Valerie	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50127-40

Yes.

23b) Should the Plan identify buildings of local importance?

50127-41

Yes - they largely define the character of rural towns

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50127-42

Yes, rare unspoilt, unfarmed areas, such as Wenny Meadow in Chatteris.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50127-43

By implementing the protection of existing natural green spaces and wildlife rather than just talking about it. Such areas are rare in Fenland and need protection from building–mad Town Councillors.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50127-44

Natural green space and allotments. Country Parks would be great but I can't see many development areas having sufficient extra space to be able to provide this.

25b) What do you think of the quality of open space in your area?

50127-45

What we do have is under threat from our Philistine town council. There are not many such areas in Chatteris – one is Wenny Meadow, and the other is the old railway line which stretches between Chatteris and Somersham. Both are great in their own characterful way and both are within walking distance of residents. There are no others that I know of other than small play areas and a large area at Furrowfields which is not an unmanaged area.

Consultee

Title:
First Name: Valerie
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25c) Should the Plan identify other areas of open space to be protected?

50127-47

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50127-48

No

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50127-49

If possible, yes.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50127-50

In Chatteris it would mean extra sewage and drainage infrastructure as the current Victorian system is working at capacity already. More trees and hedgerows are needed to aid in flood protection.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50127-51

It seems to me that most of the Fenland budget is allocated to Wisbech and March. Nothing seems to come to Chatteris, which is sinking into obscurity – it is rarely mentioned in any plan.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee		Agent	
Title:		Title:	
First Name:	Valerie	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

50127-52

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☐
New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

50127-53

Protecting Wenny Meadow - an area of outstanding natural beauty.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50127-54

Chatteris should have a lower building (houses) target than its better-serviced fellow Market Towns, until such time as services such as public transport, GP provision and NHS dentists are addressed. – and drainage!

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50127-55

Yes.

50127 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Valerie	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50127-56

Give better publicity to the next public participation step, and give people time to respond, and make any presentations or meetings happen in the evenings as well as during the day.

50119 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Maxim	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50119-1

Should remain rural but the town cetnres need reviatlising with shops etc. not being unviable through unrealistic rents/ rates. Better local transport systems, increasing frequency, and increased number of destinations. Definately more trees and hedges throughout.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50119-2

Unless town rejuvenation is seriously undertaken why would anyone want to live in Fenland? Can our infrastructures (sewage, power, medical services) be developed to meet all the needs. Can business provide sufficient employment?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50119-3

Chatteris is no longer a 'market town'. More like a limited growth village. What does the hierarchy achieve?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50119-4

The categories should be based on services provided such as school places, transport services,

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

sufficiency of medical facilities, infrastructures and their devlopment, local businesses and business expansion, population.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50119-5

See above.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50119-6

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50119-7

Something between the two but veering towards i).

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50119-8

Option 3.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50119-9

Yes.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50119-10

No.But control the nature of each. A wider range of takeaways, and the health benefits of their products assessed, would be helpful for 7a.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50119-11

Yes. The assessments need to be independently judged as to veracity and conclusions drawn.

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50119-12

Yes. Developers cannot be trusted to follow through unless legally obliged to.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50119-13

With respect to local opposition, yes.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50119-14

The 'minimum standards' need to be upped. Surely there is a regulatory body to do this. Global warming and its effects will touch everyone.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50119-15

If necessary.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50119-16

Require.

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50119-17

Yes, because there is a shortage.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50119-18

Yes.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50119-19

Sounds good.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50119-20

Yes.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50119-21

A good idea.

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

50119-22

Yes

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50119-23

Yes.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50119-24

Very much so.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Existing shops should be protected. Leisure and recreation is ok, but more retailers and new shops would be good.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50119-25

All the supermarkets sell basic commodities. That's why half the time they don't stock what you want. A decent bakery selling proper bread would be good. Most supermarket 'soft' bread is inedible.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50119-26

Yes.

50119 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Maxim	First Name:	
Surname:	Emmons	Surname:	
Organisation:		Organisation:	

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50119-27

A lot of elderly people live here who may be unable to walk far or cycle etc. Buses currently are too infrequent to be of any real use. The car is essential. Many longer journeys can only be done by train so car is needed to get to stations.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50119-28

When communities are in decay, footfall needs encourgement so free parking in town car parks and alongside shopping areas should be extended where possible.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50119-29

Where necessary, yes.

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50119-30

By supporting 'Open Green Spaces' applications.

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

We have the old railway, the very peculiar 'pocket park', the 'Rec' and Wenny Meadow. Furrowfields is just a green 'site' to be used as required. Not much else except the football ground for the children and the surrounding field.

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50119-31 **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

Consultee

Title:
First Name: Maxim
Surname: Emmons
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50076 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	D	First Name:	
Surname:	Evans	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50076-1

No because Fenland will still not be able to deliver on target every year that it builds houses

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50076-2

No Fenland will reach a saturation point and will have to rely on successive governments and their policies to fund the future Infrastructure of Fenland

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50076-3

Work with current employers and see what they need to generate more employment first

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50076-4

agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50076-5

yes those with access to the Railway should be higher on the hierarchy list

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50076-6

Manea as it has a access to the railway

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50076-7

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50076-8

I a hard boundary

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50076-9

The A142 should be a guide to Chatteris Boundaries

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50076-10

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50076-11

yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50076-12

yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50076-13

yes

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50076-14

a mixture of homes to cover the generations from couples/families to pensioners

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50076-15

yes

15c) Should the plan encourage 'community-led' based housing schemes?

50076-16

yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50076-17

yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50076-18

encourage walking cycling and public transport

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50076-19

no encourage people to use carparks to access town and shops

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50076-20

yes

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

50076-21

yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50076-22

Wenny Meadow (Manor park) Chatteris

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50076-23

Natural green Space Country Parks

25b) What do you think of the quality of open space in your area?

50076-24

At the moment Chatteris has very little in the way of open spaces what there is should be protected

25c) Should the Plan identify other areas of open space to be protected?

50076-26

Yes Protect the Open green spaces for the community and their well being for this and future generations

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50076-27

Protect the historic natural landscape of the fens over profits Protect water causes and drainage when building more developments

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50076-28

Yes Protect the Natural landscape of the Fens that covers both Peterborough and Cambridgeshire to the Wash

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50076-29

This consultation is a positive step taken by Fenland district council. Being an elected body I would like to think that you will take all our opinions into account before the council decide our future for the next 20 years

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐

Consultee

Title: Mrs
First Name: D
Surname: Evans
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

6 Genuine efforts to create areas for nature ☐

7 Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50100 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Susanah	First Name:	
Surname:	Farmer	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50100-1

Better transport links (rail and upgrading roads). More access to countryside (accessible, safe, routes for walkers and/or horses, plus country park area). New town development to meet requirements for now and the future without compromising historical integrity of old towns. A major Fenland attraction would be great (activity or entertainment - like Centre Parcs). Encourage Cambridge University to invest in the Fens - quality agritech centre.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50100-2

No opinion on dates.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50100-3

If opportunities available, take them, but only in thought out schemes with appropriate infrastructure.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50100-4

Better transport links would encourage business and employees. Agriculture and food processing state-of-the-art - need to inspire young people that they are worthwhile employment, not last resort. Endorsement from Cambridge University would be useful rather than stripping education away from the Fens and moving it to Cambridge as happenened with CoWA.

Question 3 - Settlement Hierachy

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50100-5

No, take each and any scheme on merit.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50100-6

Should be flexible.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50100-7

Should be flexible.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50100-8

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50100-9

Flexible

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50100-10

Flexible and any schemes taken on merit

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 5: Growth Options

5a) Which option/s do you prefer?

50100-11

Option 3/4 new town or new town adjacent to old town

5b) What are the positive and negatives of the option/s?

50100-12

Trying to fit 21st century needs into 18th century towns does not work. People want access. Building a new town which addresses needs of retail, housing, access, transport (including rail at Wisbech), parking etc would allow for the old town to retain it's heritage charm with smaller shops and restricted access to vehicles - this would probably require incentives for retailers/residents to allow for the change.

5c) Which option/s do you dislike and why?

50100-13

Trying to cram more into old towns creates problems (traffic, parking, people, bins, access, heritage building issues).

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50100-14

Don't know

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50100-15

No, this is an education issue, not a planning one. I would like to know if there is an inherent issue with health in the Fens or dos the fact that the area is flat and housing relatively cheaper, encourage those with health issues to move here and maybe skew statistics. When I moved here 20 years ago many people told me twhat they liked most about Fenland was it was flat and had lots of bungalows!

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50100-16

No - would it include what type of food? Hot Food to takeaway is not unhealthy, it is the rest of the lifestyle choice or habits.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50100-17

Disagree - developers will be able to write anything to make their scheme look good. How will it be assessed or upheld?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50100-18

If sustainable, economic, and viable, yes. Could new developments be made to offer free electric for car charging or community schemes?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50100-19

Should be flexible and each scheme taken on merit.

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50100-20

Don't know

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50100-21

What is in it for the builder? If not up to standard, the basic Building Regulations may need upgrading.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50100-22

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50100-23

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50100-24

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50100-25

No, not yet - should remain flexible for the time being.

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50100-26

There is so little information on this in the consultation I would need much more to make any comment.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50100-27

Yes, but not only as carbon sinks on peat soils.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50100-28

Allotments should remain the remit of Parish Councils; if they need space they should be able to ask developers. What's wrong with gardens? Community spaces only work if they are maintained.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50100-29

Yes, but not at the detriment of other transport (cars/buses). It appears that people prefer motorised transport due to time issues, not addressed by this provision. Need more (better) local employment.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50100-30

If it does, it needs to be put in place (with reasons) and upheld and enforced.

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50100-31

Yes, each place is different. Ask the relevant parish councils for local input.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50100-32

Trying to fit a quart into the pint pot that is Wisbech. It was not designed for today's requirements but needs a culture change in attitudes from residents and retailers.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50100-33

Local authorities should have good relations with developers to explain why such toolkits are desirable. It would be in the builder's best interests to market their projects as being better than others, If the application process asked developers to show how their projects met criteria, they could be assessed on merit.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50100-34

Yes, as any such standards should benefit the community as a whole.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50100-35

No, but if I was a prospective resident and could see better standards that would be a good thing.

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50100-36

A range. Very diverse population from singles to families of all ages.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50100-37

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50100-38

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50100-39

Would be useful, not sure such integration would be welcomed, but would be nice if it was.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50100-40

Ask the traveller community - they would know best where would be suitable, then go from there.

Question 17: Park Homes and Houseboats

Consultee		Agent	
Title:		Title:	
First Name:	Susanah	First Name:	
Surname:	Farmer	Surname:	
Organisation:		Organisation:	

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50100-41

Don't know. Personally I think park homes are a rip off for vulnerable retirees - why not build a house.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50100-42

Not sure - I would have said that's negotiation between landowner or developer and self-builder.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50100-43

No. Is there really a shortage of land?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50100-44

Each proposal should be taken on merit. Flexibility is required.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50100-45

Recretional - scope for countryside activities.

Consultee		Agent	
Title:		Title:	
First Name:	Susanah	First Name:	
Surname:	Farmer	Surname:	
Organisation:		Organisation:	

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50100-46

Transport links, aspiration and education of workforce.

19d) How should the Local Plan support the rural economy?

50100-47

Encourage education in agritech, offer space for recreation opportunities, support tourism.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50100-48

What is a town centre these days? This is why (to me) a new town is preferable for retail therapy and old town centres become a more mixed area of small shops and residential (as they were originally), retaining their heritage for the current age.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50100-49

Protected? See answer to 20a.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50100-50

Residents want amenities, should be flexibility and schemes taken on merit wherever they are proposed.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50100-51

See previous answers - what is a town centre? Local residents often call for large retail chains but also complain that out of town development damages the High Street - in a Georgian town such as Wisbech it is difficult to balance. Complete reassessment of town as a whole needed.

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50100-52

Have been told that all new supermarkets in Wisbech will 'ruin' the town centre. No evidence so far.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50100-53

Should be taken into account, it seems illogical to remove community facilities and there sems to be plenty of them at the moment.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50100-54

I think the car will always be a priority due to people's time and needs. Why private car - perhaps there are opportunites for taxi development (green, electric). There are also mobility issues - free charging points for mobility scooters?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50100-55

Poor and meaningless question - what standards? Do you mean in residental development, car parks, on street? In Wisbech it has been shown that people want to park in the place most convenient to them and unless enforced, rules make no difference.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50100-56

No, but an overall scheme could be effective in reducing the impact on historic buildings by not

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

encouraging development of HMOs or requiring changes for today's retail requirements, allowing more sympathetic use of older buildings for smaller business or residetail use. May need no car rules within town centres!

23b) Should the Plan identify buildings of local importance?

50100-57

Think current policies are adequate if used correctly.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50100-58

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50100-59

Mixed development - more green spaces, especially trees and woodland. Nature reserves and wild areas - current green spaces often play areas or highly managed.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50100-60

Country park - LARGE! Green corridors.

25b) What do you think of the quality of open space in your area?

50100-61

Odd bits of pleasant, but highly managed areas. Need for large area for dogs, horses, circular walks, bike riding. More natural habitat.

25c) Should the Plan identify other areas of open space to be protected?

50100-63

Not sure

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50100-64

No

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50100-65

Not necessary, but if preferable why not West Norfolk and South Holland too?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50100-66

Not personally, no

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50100-67

This questionnaire is soooooooo long! I hope there will be personal contact with residents to get input. I have the luxury of internet connection and literacy.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50100-68

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**

Consultee

Title:
First Name: Susanah
Surname: Farmer
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☐

28b) Please identify any other top priorities.

50100-69

I would love FDC to have a grand, aspirational plan for the future.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50100-70

More interested in location.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50100-71

Should keep local councils informed of any and all targets and how they can be achieved.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50052 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Stephen	First Name:	
Surname:	Faulkner	Surname:	
Organisation:	Norfolk County Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Mr
First Name: Stephen
Surname: Faulkner
Organisation: Norfolk County Council

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title: Mr
First Name: Stephen
Surname: Faulkner
Organisation: Norfolk County Council

Agent

Title:
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Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

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8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title: Mr
First Name: Stephen
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Organisation: Norfolk County Council

Agent

Title:
First Name:
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10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title: Mr
First Name: Stephen
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Agent

Title:
First Name:
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Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title: Mr
First Name: Stephen
Surname: Faulkner
Organisation: Norfolk County Council

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title: Mr
First Name: Stephen
Surname: Faulkner
Organisation: Norfolk County Council

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title: Mr
First Name: Stephen
Surname: Faulkner
Organisation: Norfolk County Council

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50052-1

The area falls under a cross catchment zone between Cambridgeshire County Council and Norfolk County Council, both respective LLFAs for their regions. The area of focus for the Norfolk County Council LLFA is the market town of Wisbech. It is acknowledged that all six options put forward highlight the Wisbech area as a potential growth location in the region. It is further acknowledged that the distribution of growth varies considerably per option but the scale of growth (projected 11,550 homes) remains the same. Therefore, the following comments/advice have been drawn from the information provided: • The document provides minimal reference to flood management and surface water flooding. It is expected that the final local plan would provide an appropriate flood risk assessment for surface water flooding including recognition of flood risk from ordinary watercourses within the area, a requirement for planning application. This should be carried out at a strategic level prior to individual applications by individual phases.

• Development must not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources. In turn, development must have a neutral or positive impact on surface water drainage, whereby greenfield runoff rates must be set as a minimum standard for drainage strategies.

• Development must include a source control sustainable drainage systems (SUDs) hierarchy with appropriate discharge locations.

• Developed areas must provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

2

• Development must consider the impact of highway expansion in connection with the proposed

Consultee

Title: Mr
First Name: Stephen
Surname: Faulkner
Organisation: Norfolk County Council

Agent

Title:
First Name:
Surname:
Organisation:

residential development. Road networks must be included into any future drainage strategy and demonstrate clear storage and capacity to cope with surface water runoff.

• With reference to the overall development plan, we would request comment on how, in the future, any subsequent application for different phases of development considers how sustainable drainage relates to the surface water drainage strategy for the whole site. In particular, highlighting where different 'phases' rely on each other for the disposal of surface water, how this will be implemented during construction and operation of the development.

• As an LLFA we would require any drainage scheme and storage features for a proposed development to add in an allowance for future urbanisation. This 'Urban Creep' allowance is dependent on the residential development density and is replicated in Table 4 of Norfolk LLFA Guidance which is available at: https://www.norfolk.gov.uk//media/norfolk/downloads/rubbish-recycling-planning/flood-and-watermanagement/guidance-on-norfolk-county-councils-lead-local-floodauthority-role-as-statutory-consultee-to-planning.pdf.

• Where the area of Wisbech is concerned, plans must demonstrate engagement with relevant agencies, notably Cambridgeshire LLFA and Norfolk LLFA, with inclusion of appropriate IDBs in the planning process.

The points made have been cross-referenced with the Cambridgeshire LLFA to continue cooperation surrounding development in Wisbech.

2.2 Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50052-2

The County Council welcomes the opportunity to comment on the emerging local plan. In taking forward any allocations close to the Norfolk border the County Council would suggest the need for any crossboundary issues to be considered, particularly with regard to the provision and delivery of education and the potential impacts on the highway networks.

Due to the proximity of the proposed growth to the A47, the local plan must support the objectives of the A47 Alliance to enhance the A47. Growth should help advance this objective and not be detrimental to the strategic function of the A47 or frustrate long term improvements.

Should you have any queries with the above comments please contact Richard Doleman (Principal Infrastructure Development Planner at Norfolk CC) at richard.doleman@norfolk.gov.uk or call 01603 223263.

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Stephen	First Name:	
Surname:	Faulkner	Surname:	
Organisation:	Norfolk County Council	Organisation:	

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50031 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Colum	First Name:	
Surname:	Fitzsimons	Surname:	
Organisation:	Cambridgeshire County Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50031-1

Local Lead Flood Authority Fenland should promote growth and economic development whilst also acknowledging the future implications of climate change and sea level rise for Fenland. Emphasis on improving education - could link this with expansion of green space and SuDS - education of climate change and flood risk implications, connecting local people more with greenspace to improve health and wellbeing. Connect people more with natural beauty of the Fens. Flood risk and Sea Level Rise resilient communities - promotion of sustainable farming and working with farmers to adapt to the impacts of climate change in Fenland. Work with local people in vulnerable communities to put actions in place to protect their homes and villages from future changes. All development should account for the impacts of climate change and Sea Level Rise and should be built to be resilient to this. Ideally development would be avoided in areas predicted to be most threatened by Sea Level Rise. Incorporate other forms of growth into areas predicted to be hit hardest by SLR such as promotion of greenspaces, natural environments and wetland etc - promotion of biodiversity and encourage communities to engage with nature.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50031-2

The local plan should take into account the timescales of the relevant local health related strategies for example: The Cambridgeshire and Peterborough Health and Wellbeing Strategy, The Cambridgeshire and Peterborough NHS Long Term Plan. The Cambridgeshire and Peterborough STP Estates Strategy.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50031-3

The proposed scale of growth and any targets exceeding the 11,550 dwellings will require testing the spatial growth options and site assessments against flood risk and surface water drainage considerations. The County Council welcomes the preparation of the SFRA as part of the local plan process.

Consultee

Title: Mr
First Name: Colum
Surname: Fitzsimons
Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50031-4

The County Council has no comments to make in respect of the current hierarchy. It is noted that a Settlement Hierarchy Study will be prepared as part of the Local Plan evidence base. The County Council will wish to be consulted in the preparation of this study.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50031-5

Settlement boundaries ensure that development can be targeted in the most appropriate locations and prevent sprawl particularly in some of the more linear settlements in the district.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

Consultee

Title: Mr
First Name: Colum
Surname: Fitzsimons
Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50031-6

In terms of delivering infrastructure concentrating growth in market towns (Option 2) and Option 3 are preferred. These settlements already relatively self-sufficient in services and facilities and are better placed new strategic scale development to expand and complement these. Providing a proportionate amount of jobs in parallel to housing will help increase self-sufficiency and result in more sustainable patterns of development than Option 1 in particular. Option 4 (new settlements) could be a possibility although providing infrastructure especially in the early years of new settlements can be problematic. LLFA Growth should be distributed across areas with the lowest risk of flooding (e.g. inland areas and higher land). Although Chatteris and Whittlesey are situated further inland, they are also located almost entirely within Flood Zones 2 and 3. Where is it absolutely unavoidable to develop in areas at risk of flooding, appropriate flood resilient measures should be incorporated.

5b) What are the positive and negatives of the option/s?

50031-7

The LLFA does not believe that Option 5 is a good option. This pattern of growth would rely on a significant number of smaller sites which would make implements SuDS more problematic. Consequently we may loose The County Council opposes Option 1 and Option 2 as it spreads development very thin across a large number of settlements. This then becomes difficult to expand rural facilities. The LLFA does not believe that Option 5 is a good option. This pattern of growth would rely on a significant number of smaller sites which would make implements SuDS more problematic. Consequently we may loose the potential to mitigate the cumulative impact of these sites on flood risk.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title: Mr
First Name: Colum
Surname: Fitzsimons
Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50031-8

The government's health profile for Fenland shows that life expectancy, obesity and physical activity are all significantly worse than the England average. It is an objective of the Council to turn that around and promote health and wellbeing for all.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum

Consultee

Title: Mr
First Name: Colum
Surname: Fitzsimons
Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
Surname:
Organisation:

9d) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50031-9

Yes. All Fenland settlements are compact and can easily be adapted to become walkable and

Consultee

Title: Mr
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cycleable a significant number of routine trips within towns and village.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

Consultee

Title: Mr
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Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
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Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

Consultee

Title: Mr
First Name: Colum
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Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50031-10

The importance of the rights of way network is not acknowledged in the document and national guidance states that: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails" (para 98, NPPF 2019). Greater importance should be placed on creating and enhancing the rights of way network for non-motorised user routes, which includes walking, cycling and equestrian. As outlined in the Rights of Way Improvement Plan

Consultee

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Agent

Title:
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Organisation:

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50031-11

The Fenland Local Plan should take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries" (paragraph 171, NPPF 2019). We recommend this is achieved through the production of a biodiversity / green infrastructure Development Plan Document (DPD). We also suggest that a Fenland natural capital investment planning should be undertaken to identify the most effective way to deliver appropriate environmental net gain through Fenland. The Biodiversity / GI DPD should be produced as part of the Local Plan to "identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks", as required by NPPF 2019 (paragraph 174), and opportunities for enhancement (as well as other GI elements). This mapping should be based on up-to-date evidence and therefore recommend that condition assessments of all County Wildlife Sites in Fenland be undertaken. We suggest the map is based upon the Cambridgeshire & Peterborough Habitat Opportunity Maps, alongside consultation with local nature conservation experts. It should be noted that the Habitat Opportunity Maps are based on 1990s habitat survey data and therefore, we recommend that ground-truthing for 10% of the Fenland area be undertaken to ensure accuracy. The Biodiversity / GI DPD should set out the key requirements for the district's measurable biodiversity net gain (BNG) requirements. We suggest that a target of 20% net gain in biodiversity value be set across development in Fenland, in order to deliver a measurable net gain in biodiversity (NPPF 2019). This figure has been derived locally for Cambridgeshire and Peterborough through consultation with local government ecologists and Wildlife Trust based on the region having a more impoverished natural environment than most of England. In addition, it should also consider how measurable biodiversity net gain will be delivered, particularly where proposed development will fall below the BNG threshold (e.g. financial contribution to biodiversity off-setting projects), as well as securing long-term management & monitoring for all BNG schemes to ensure habitats establish and achieve biodiversity net gain (e.g. 30 years). The Biodiversity DPD should include a suite of planning policies

Consultee

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Agent

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Organisation:

for conservation of wildlife sites, habitats and species of international, national and local importance. This should include priority habitats and species, along with Cambridgeshire and Peterborough Additional Species of Interest. Consideration for sites of geological interest should also be considered, including those of national and local importance. The Cambridgeshire Geological Society is currently undertaking a programme to identify sites of local geological importance across the county and therefore, we recommend they be consulted with regards work within Fenland area (Cam Geosites team).

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50031-12

New developments should provide open space according to the size of the development and be informed by a hierarchy of open/green space standards possibly along the lines of those already mentioned in the 2014 Plan. For example: 1. Country Parks 2. Children's Play3. Natural green space 4. Allotments 5. Amenity greenspace 6. Sports pitched and playing fields The Fenland Local Plan should follow national planning guidance, which states that; "local plans should provide access to a network of high quality open spaces and opportunities for sport and physical activity, important for the health and well-being of communities" this should also include "planning policies and decisions that should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks" (para 96/97 NPPF 2019). Reference should also be made to the work that the Future Parks Accelerator project is working on. This involves all LPA's in the County and is looking at the future use and provision of green space in the County. Officers from Fenland DC are involved in this project and it will be important to ensure that any work Fenland DC undertakes and vice versa relates to each other. Areas of open space could be used as areas for temporary flood storage during high rainfall events. Developments are often faced with the issue of not having enough available space on site to provide SuDS and open space areas. Combining the two and really focusing on the multi-functional benefits of SuDS could help reduce this issue

25b) What do you think of the quality of open space in your area?

50031-13

Quality of open/green space varies throughout but in light of the Future Parks Project work this help to identify future funding models for improving the quality of local open/green space.

25c) Should the Plan identify other areas of open space to be protected?

50031-15

The current types of open space identified in the 2014 local plan are ones that are generally

Consultee

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Organisation: Cambridgeshire County Council

Agent

Title:
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Surname:
Organisation:

recognised ones. However the work of the Future Parks Project will help to inform whether there are other forms of open space that need including

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50031-16

These will be developed as part of the Future Parks work and should complement what Fenland DC do as part of their 'standards' work

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50031-17

Fenland DC Officers are already working with colleagues from other LA's across the County as part of the Future Parks project on establishing common green space standards. This is very much welcomed and will bring benefits in terms of costs etc

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50031-18

There should be further weight attached to SuDS in the Local Plan, as with other planning authorities in Cambridgeshire. This should include development management policies and standards covering: 1. Permeable paving requirements (e.g. all hardstanding areas constructed in permeable paving to provide initial slowing of surface water) 2. Policies to encourage new development to reduce potable water consumption and re-use of grey water. 3. Green roofs - e.g. all flat roofs constructed as green roofs - this will act in adapting to increased flood risk and winter rainfall whilst also adding to the aesthetic value of the district and making Fenland an attractive place to live (this will also improve mental health and wellbeing). Requirements such as permeable paving will not only address flood risk management, but provides treatment to surface water before entering into watercourses or the ground, which can improve water quality, habitats and biodiversity. In addition, provision of SuDS such as green roofs not only provides flood risk management but can improve the aesthetic value of developments and promote biodiversity. There should be a Local Plan Policy that requires all new developments to provide above ground SuDS. We need to see a movement away from storing surface water in below ground tanks as these are not considered to be sustainable. Provision of above ground SuDS will provide multi-functional benefits such as improving mental health and wellbeing and promoting biodiversity. In accordance with the NPPF and supporting technical guidance, development must not place itself or others at increased risk of flooding. All development should be required to demonstrate that regard has been given to existing and future flood patterns from all flooding sources and that the need for effective protection and flood risk management measures, where appropriate, have been considered as early on in the development process as possible. Developments should be safe and

Consultee

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Title:
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Organisation:

resilient to flooding and single storey residential developments should not be permitted in areas of high risk of flooding. Natural Flood Management should be incorporated to complement existing defences as this, like SuDS, can also provide wider benefit to an area.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50031-19

Transport Assessment It is noted in the issues and options report that, "as part of the evidence base for the Local Plan, we will work with Cambridgeshire County Council to assess the impact of the Local Plan growth requirements on local roads to minimise any congestion". This approach is welcomed and CCC and FDC officers are starting to have conversations around topic to get processes and work in place. The amount of time and funding this work may require should not be underestimated. Site Assessment Methodology (October 2019) We welcome the inclusion of Criterion 16 (species and habitats). However, this criteria should also consider impact to international and national (statutory designated) sites for nature conservation. We welcome the usage of the Cambridgeshire Habitat mapping (para 4.70), however there should be some caution / professional interpretation because the maps are based on habitat surveys conducted in the 1990s and therefore, will inherently have some errors. The Cambridgeshire and Peterborough Biodiversity Group is currently assessing the best way to update the dataset, including ground-truthing approximately 10% of the dataset and conducting condition assessments on County Wildlife Sites (CWS). We strongly recommend that ground-truthing of the Fenland area of the habitat map be undertaken and that all Fenland CWS be resurveyed to ensure that the draft Local Plan is underpinned by the most up-to-date evidence. We welcome the inclusion of Natural England Goose and Swan Functional Land Impact Risk Zone (para 4.70). It should be noted that this information forms part of Natural England's SSSI Impact Risk Zone, which highlights risks areas for all SSSIs (supporting nationally important species / habitats), and therefore may be a better dataset to utilise. We suggest further discussions with Natural England and your Wildlife Officer on this matter. Consideration should also be given to the presence of priority habitats and species, along with Cambridgeshire and Peterborough Additional Species of Interest (available from Cambs & Peterborough Environmental Records Centre). The County Council note and support the proposal for engagement in the site assessment process, notably Criterion 2 (minerals and waste), Criterion 8 (local roads), Criterion 10 (public rights of way), Criterion 11 (proximity to service), Crtieria 12 and 13 (school capacity), Criterion 18 (archaeology) Local Lead Flood Authority 1. Given that Sea Level Rise will significantly impact Fenland areas as many already lie below sea level, it is critical that this is considered in detail in the context of any future growth 2. Please also discuss flood risk from other sources. E.g. in Whittlesea there is an issue of groundwater flooding and March there is an issue of surface water flood risk. 3. We understand from other sources that FDC is considering options for a tidal barrier therefore this should also be mentioned in the context of flood risk and sea level rise 4. The Local Plan should commit to working with flood risk stakeholders to lessen the impacts of flooding going forwards by recognising and assessing flood risk, mitigating against it and providing resilience measures to alleviate it. 5. A Strategic Flood Risk Assessment should be prepared and used in assessing the flood risk of development proposals The new Local Plan must be aspirational but deliverable. If the Local Plan is excessive in its requirements, we may fail to meet the area's growth needs.

Consultee

Title: Mr
First Name: Colum
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Organisation: Cambridgeshire County Council

Agent

Title:
First Name:
Surname:
Organisation:

We would like to understand your broad priorities for the future growth of Fenland.

As such, we'd really welcome you completing the following question, to help us understand, overall, which issues are most important to you.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50031-20

- [ ] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [x] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [ ] **Attracting inward investment to Fenland and creating more jobs**
- [ ] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [x] **Good quality, accessible open space (parks, play areas, etc)**
- [x] **Genuine efforts to create areas for nature**
- [ ] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50031-21

The Plan should include realistic programmes for delivering infrastructure to support the scale of growth proposed in the Local Plan. The following issues should be prioritized in respect to flood risk and drainage: 1 Sea Level Rise adaptation - understanding how Fenland will be impacted by rising sea levels and what needs to be done to adapt to rising sea levels. 2. Promotion of SuDS with further emphasis on above ground SuDS/ promotion of the multi-functional benefits on SuDS. 3. Ensuring existing and new communities are resilient to future flood risk

Question 29: Neighbourhood Planning

50031 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Colum	First Name:	
Surname:	Fitzsimons	Surname:	
Organisation:	Cambridgeshire County Council	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50002 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Jane	First Name:	
Surname:	Fleming	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Jane
Surname: Fleming
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Jane
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Organisation:

Agent

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Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

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9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

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10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

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13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Jane
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17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

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20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

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25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50002-1

I want Fenland to have an ALDI or LIDL as the Co Op has a monopoly in the town (Whittlesey).

There is a space previously planned for Sainsbury and Tesco neither of which took up the place.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**

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A Attracting inward investment to Fenland and creating more jobs ☐

N New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

I Investment in walking and cycling infrastructure ☐

G Good quality, accessible open space (parks, play areas, etc) ☐

G Genuine efforts to create areas for nature ☐

P Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50114 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Matt
Surname:	Foster Property Developments Ltd	Surname:	Hare
Organisation:		Organisation:	Carter Jonas LLP

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50114-1

The scope and content of the proposed Vision is supported.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50114-2

The previous plan-making processes across Cambridgeshire sought to align the plan periods of the various Local Plans to reflect the fact that some of the evidence was gathered on a county-wide basis, and to provide some consistency on strategic matters.

It is unfortunate that the plan periods for the various Local Plans in Cambridgeshire could not be aligned. There are some benefits in terms of planning for housing, infrastructure, and transport to have consistency. The emerging Greater Cambridge Local Plan being prepared jointly by Cambridge City and South Cambridgeshire District Councils is likely to ask a similar question about the end date for that plan, including whether it should be to 2040.

It is noted that national guidance expects Local Plans to be kept up to date, regulations require Councils to assess at least every five years whether a Local Plan should be reviewed, and the outcome of the standard method for calculating local housing needs is time limited and subject to change as new data is published. It is agreed that a plan period ending in 2040 would be appropriate, and consistent with the likely end date for the Greater Cambridge Local Plan.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50114-3

As set out in Paragraph 010 (Id. 2a) of the Planning Practice Guidance (PPG), the standard method for assessing local housing need provides a minimum starting point for determining the number of homes needed.

Paragraph 010 identifies other factors which might indicate that an increase to the housing need figure should be made, including growth strategies, strategic infrastructure and unmet needs from neighbouring areas. It is considered that these factors should be taken into account to determine whether the housing target should be increased above the figure derived from the standard method. In addition, Paragraph 024 (Id. 2a) of the PPG also suggests an increase to the housing

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target should be made if it could help deliver the required levels of affordable housing.

It is noted that the delivery of affordable housing in Fenland is low compared with overall policy requirements – see Table 7 of the latest Annual Monitoring Report 2017/18 (March 2019). The historic under-delivery of affordable housing in Fenland indicates that an uplift should be made to the housing target to increase the supply of affordable housing.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50114-4

It is agreed that there should be a settlement hierarchy policy in the emerging Local Plan, since this approach identifies those settlements which have a good range of services and facilities and are accessible by a range of modes of transport.

The settlement hierarchy would inform decisions about the scale and location of new development, and would seek to ensure that development is directed to the most sustainable settlements. However, the settlement hierarchy is not the only factor, and environmental and other constraints and the capacity of existing settlements will also determine future growth patterns.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50114-5

The existing settlement hierarchy identifies settlements according to their size, the range of facilities they contain, and their accessibility by a range of modes of transport. It is considered that the current settlement categories is appropriate, and no amendments are required.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50114-6

March and Wisbech are the largest and most sustainable settlements in Fenland, and it is appropriate for these settlements to be identified as market towns at the top of the settlement hierarchy.

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There is a case for Leverington to be reclassified as a Growth Village because it contains a similar range of facilities to Wisbech St Mary which is currently defined as a Growth Village. Facilities include; a village store, primary school, sports facilities, village hall, public houses and employment facilities. In addition Leverington is located in very close proximity of Wisbech and a number of key serves and facilities within the town centre are accessible by sustainable means from Leverington.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50114-7

Yes provided the settlement boundaries are defined appropriately and sufficient allocations are identified within and on the edge of settlements to meet development needs.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50114-8

It is considered that there are merits in both approaches. A defined hard boundary is the normal approach adopted in Local Plans. However, the recently adopted Huntingdonshire Local Plan allows for development on the edge of settlements but well related to the urban areas – see Policies LP8 and LP9 of the Huntingdonshire Local Plan 2019. It should be noted that the flexible approach used in Huntingdonshire is in conjunction with a strategy that also allocates development sites within and on the edge of settlements to meet identified needs.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

Consultee

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First Name:
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Agent

Title:
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Organisation: Carter Jonas LLP

5a) Which option/s do you prefer?

50114-9

The selected distribution of growth must be based on the delivery of sustainable development including meeting identified development needs in full, and taking into account any environmental and infrastructure constraints that may restrict development in certain locations.

Paragraph 8 of the NPPF identifies the three dimensions of sustainable development, which are economic, social and environmental roles. Paragraph 59 seeks to boost significantly the supply of housing. Paragraph 68 requires Local Plans to include allocations for small and medium sites. Paragraph 78 acknowledges that housing in rural areas can support rural communities and existing services and facilities in villages. Paragraph 102 seeks to promote walking, cycling and public transport, and Paragraph 103 expects patterns of growth to be managed to encourage the use of sustainable modes of transport. Chapter 14 of the NPPF provides guidance on flooding and drainage. Chapter 15 seeks to protect the natural environment, including designated sites. Chapter 16 seeks to protect the historic environment, including Listed Buildings and Conservation Areas.

It is clear that meeting the housing needs of rural areas is related to the delivery of sustainable development. It is the case that housing and affordable housing needs exist in all settlements within Fenland, and the existing services and facilities within villages could be supported by further housing development. There are environmental, historic and infrastructure constraints that may prevent development from being located in certain locations. The larger settlements are served by public transport.

Taking into account the above, we support the following options: Option 1: Proportionate Settlement Growth Option 2: Market Towns Led Growth Option 6: Corridor Growth

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50114-10

We do not support Option 4 ‘New Settlements’. Such growth models have extremely long lead in times, require significant levels of infrastructure and as a consequence of the latter often fail to deliver sufficient levels of affordable housing. The latter problem would be particularly manifest within Fenland given the general issues with development viability in the area. In addition, much of the District lies within flood zones 2 and 3, which would act as a constraint to the location of a new settlement.

5d) Are there alternative options, not shown above, which should be considered?

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Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50114-11

It would not be necessary to include bespoke policies for each settlement in the District, however there may be merit in providing bespoke policies for each market town and other higher-order settlement.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50114-12

Yes. Chapter 8 of the NPPF provides guidance on health and well-being matters which should be reflected in policies of the emerging Local Plan.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50114-13

It is noted that other Cambridgeshire Councils have policies requiring a Health Impact Assessment. It is suggested that the threshold for when an assessment is required needs careful consideration.

Chapter 8 of the NPPF provides the context for assessing associated health matters, and an appropriately worded policy in the emerging Local Plan could provide guidance on these matters for most development. It is considered that a Health Impact Assessment should only be required for the largest developments (e.g. +250 dwellings). If the threshold is too low it would be an unnecessary burden on applicants to prepare an assessment and for Council officers (in Planning and Environmental Health) to review the assessment. In our experience the Health Impact

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Assessment has no influence on the decision-making process for planning applications.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50114-14

Yes – although it would be more appropriate to require energy generation by low carbon means as opposed to strictly renewable means.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50114-15

The impact of such an approach upon development viability would need to be carefully considered.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

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Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

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12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50114-16

Yes. It is noted that Section Id.26 of the Planning Practice Guidance already provides detailed advice and guidance on design matters, which should be reflected in any future strategic design policy.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50114-17

No. A design and access statement will need to be prepared for most planning applications, which would need to explain and justify the design and layout of a proposed development taking into account local circumstances and the surrounding character. It is unlikely that a local design policy could take into account all design issues relevant to a particular town and village, or take into account future methods of construction, materials or innovative design.

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13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50114-18

Building for Life is a recognised design standard, but it is not mandatory. As set out above, there is design advice and guidance contained in Section Id.26 of the Planning Practice Guidance. There are is other god practice design guidance. Therefore, there are a range of toolkits available to ensure the delivery of good design.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50114-19

Development plan requirements for accessibility can have profound viability impacts if not managed sensitively. The recently adopted City of Cambridge Development Plan requires all new housing to have step free-access which in practice necessitates the provision of lifts for even small flatted residential schemes of 2 stories or more. This requirement has given rise to viability issues for small residential schemes.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

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15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50114-20

It is considered that a rural exception site policy should only be brought forward in conjunction with a strategy that allocates sites for residential development within and on the edge of existing towns and villages. Paragraphs 77 and 78 of the NPPF seeks to ensure that housing needs in rural areas are met, acknowledges that market housing in rural housing can support the delivery of affordable housing, and recognises that housing in rural areas supports the existing services and facilities within villages. These factors should be taken into account and fully reflected in a strategy that includes a rural exception sites policy.

It should be noted that the NPPF also supports the delivery of entry level housing sites, and a new policy should also address this matter.

15c) Should the plan encourage 'community-led' based housing schemes?

50114-21

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50114-22

Yes this could be appropriate subject to appropriate site size thresholds for such requirements

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which must be set at a level that is appropriate, taking into account viability local needs for this type of housing.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50114-23

Only if there is evidence that such allocations are needed and would be deliverable.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50114-24

Paragraphs 83 and 84 of the NPPF provides guidance on supporting the rural economy. It is noted that Paragraph 78 of the NPPF recognises the role that additional housing in rural areas can support existing local services and facilities which contribute towards the rural economy. It is also considered that additional housing in villages would support rural businesses by providing housing for existing and potential employees.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

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20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50114-25

Yes. Paragraphs 91, 102 and 104 of the NPPF seek to encourage walking, cycling and public transport, and Paragraph 103 expects the plan-making process to manage patterns of growth to support the use of these sustainable modes of transport. Therefore, the emerging Local Plan should seek to direct development to settlements which are or can be made accessible by walking, cycling and public transport. March, Wisbech and Leverington all exhibit good levels of accessibility where existing services and facilities can be accessed via sustainable means.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

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23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

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24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

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25a) What type of open space should new development provide?

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25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50114-26

Much of the land on the edge of main market towns within Fenland are significantly affected by flood zones. In order to deliver sufficient housing to meet the needs of the District in sustainable locations close to existing services in and facilities it may be the at the Council will need to look to allocate land within flood zones for residential development. It is noted that the Council intends to carry out a Strategic Flood Risk Assessment, it is anticipated that detailed modelling of flood risk within the District would see some areas of land on the edge of the main towns removed from flood zone status.

Applications for new development would be required to assess flood risk and include a drainage strategy to manage surface water. It is considered that the introduction of drainage infrastructure and flood mitigation measures would reduce specific flood risk at potential development sites.

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Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50114-27

Delivery of sustainable housing to meet local needs.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50114-28

As set out above in response to Qu.2b, the overall housing target should be derived from the national

Consultee

Title:
First Name:
Surname: Foster Property Developments Ltd
Organisation:

Agent

Title:
First Name: Matt
Surname: Hare
Organisation: Carter Jonas LLP

standard methodology with appropriate uplifts including to address the low delivery of affordable housing. The distribution of the housing target between parish and town councils should be based on delivering sustainable development, but should also take into account the opportunities provided by additional development to support existing services and facilities, deliver additional infrastructure and community facilities, and meet affordable housing needs.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50114-29

It is noted that there are very few parish and town councils in Fenland that have or are preparing a neighbourhood plan. March (which has a 'made' Plan) and Whittlesey are market towns, Doddington is a growth village, and Parsons Drove (the Plan has been subject to consultation) is a limited growth village. If a parish or town council does not intend to prepare a neighbourhood plan e.g. there has been no submission to designate a neighbourhood plan area, then it is unlikely that any housing target set for parish areas would actually be delivered. As set out above, the distribution of the housing target between parish and town Councils should be based on delivering sustainable development, and the opportunities and benefits associated with development, and as such it is considered that the Local Plan should determine the appropriate housing target and any site allocations based on these factors. If a town or parish council decides to subsequently prepare a neighbourhood plan following the adoption of the emerging Local Plan, for example to provide additional housing or to deliver a community project, then it could do so.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50091 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Sian	First Name:	
Surname:	Gemine	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50091-1

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50091-2

No

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50091-3

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50091-4

Yes

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50091-5

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50091-6

Yes

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50091-7

Yes

Consultee		Agent	
Title:		Title:	
First Name:	Sian	First Name:	
Surname:	Gemine	Surname:	
Organisation:		Organisation:	

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50091-8

Yes

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50091-9

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50091-10

Yes

20c) Should the retail hierarchy be amended? What changes should be made and why?

50091-11

Yes

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50091-12

No

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

community facilities?

50091-13

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50091-14

Yes

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50091-15

No

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐

Consultee

Title:
First Name: Sian
Surname: Gemine
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

6 Genuine efforts to create areas for nature ☐

7 Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50101 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Roger	First Name:	
Surname:	George	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50101-1

Fenland has a lot of history and many limitations, such as flood risk, water management, agriculture and limited transport infrastructure (poor roads, limited rail lines, small and few stations with poor service by Greater Anglia). Therefore, I suggest not much change as regards housing and employment but a concentration on transport and infrastructure.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50101-2

A 20 year plan is very long and much will change in the political and social look of the country as a whole. Therefore, I would have gone for the shortest period allowed, ie to 2037.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50101-3

Already many dwellings have been built in flood prone areas, or areas previously used for flood water storage. There is pressure on dyke banks (Welney Wash bank works) and many roads will risk having more flood closures. Development means less ground to soak rain water through and more run off from concrete and rooves for ditches and dykes, many of which are no longer maintained to good standards. Given that and the pressured on good agricultural land (now used for windturbines, solar farms, growing maize to rot in bio digesters), further use of farm land for development should be stopped. The whole of Fenland should be an area of special scientific interest. As a result, FDC should carefully consider and compile arguments for a lower housing figure than Government policy dictates.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50101-4

Growth of the IT and technology industries out from the Cambridge/Ely corridors should be targeted but which means investment in full fibre cable connections to all housing in all Fenland towns and villages and a significant improvement in mobile coverage (some areas still struggle to

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

get 2G let alone 4G coverage).

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50101-5

I think this is sensible but needs to be alongside a flexible approach to planning. Perhaps the smallest villages should now be growth villages and the largest should be left alone.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50101-6

See 3a). Categories are okay but villages need to change between them.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50101-7

See 3a).

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50101-8

Yes, settlement boundaries should be re-introduced and stop the drift of development onto farmland and beyond existing boundaries.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50101-9

Hard boundaries. (But I think the majority of planned new development should be via a totally new

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

village, although not sure of best location).

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50101-10

I think they should be relatively tight around existing development. Growth in villages and towns should essentially be infill.

Question 5: Growth Options

5a) Which option/s do you prefer?

50101-11

Option 4 - new settlements.

5b) What are the positive and negatives of the option/s?

50101-12

1 - bad. Makes larger even more proportionately larger and removes character, whilst leaving smaller struggling to support services such as doctor, shop, schools etc.. 2 - My 2nd choice but needs retail and services developed alongside housing. 3 - very much depends on the settlements chosen. Would totally change the character of the chosen settlement. Most Fenland villages have already filled the properly usable solid ground for foundations, which limits the options for further large development. 4 - My 1st choice, providing a suitable location can be found. 5 - Might help small sites grow to a size that allows for support services, such as doctor, shops, school etc. 6 - No. Puts too much pressure on those corridors, which are already congested and with too many road accidents. Would need to be alongside major investment in roads and rail.

5c) Which option/s do you dislike and why?

50101-13

See 5b).

5d) Are there alternative options, not shown above, which should be considered?

50101-14

Not that I can think of.

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50101-15

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Makes harder work and a longer plan but each settlement is unique and needs bespoke policies. You cannot plan for each town and village by simply applying general numbers and percentages.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50101-16

No. That is for central Government and County Council.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50101-17

No. Each new application or change of use can be considered and weighed against needs and existing facilities.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50101-18

Yes. Whilst I do not want a district wide policy, any large individual development must demonstrate impact on this as well as roads, rail, NHS etc.

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50101-19

Yes. All new development must include a green energy use.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50101-20

I thought national policy was for no more on-land wind farm development. I also think Fenland now has enough of these. There are also enough bio-digesters and too much loss of food growing land for the growing of crops to rot and produce gas (a poor energy cycle, that is only justified where waste is rotted). Other green energy solutions need to be found, including solar on all new builds, both residential and commercial.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50101-21

Don't know.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50101-22

Yes.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50101-23

Yes.

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50101-24

Yes.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50101-25

Yes.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50101-26

Yes. Other systems require electricity in order to work (other than those burning coal and wood), so why not insist on all-electric systems, perhaps encouraging heat exchange systems and solar.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50101-27

No. Those soils have enough regulation surrounding them already and the soils are of great importance to food production. Farmers generally know the soil is their main asset and they look after it.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50101-28

Yes.

Question 12: Other Proposals to Reduce Greenhouse Emissions

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50101-29

Yes, plus they should encourage plots that include sensible sized gardens, even if those are likely to mainly be lawns.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50101-30

Yes but not at the expense of sensible sized roads. I have seen too many developments where roads are too narrow already and with insufficient car parking room, meaning whatever allowance is made for cycling, the outcome is not safe (for cyclists nor pedestrians - let alone emergency service vehicles\).

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50101-31

All the other aspects of the plan, regarding development and infrastructure, should produce a good strategic design outcome without needing a specific separate policy that might simply confuse matters and give developers opportunities to challenge other aspects of the plan.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50101-32

Yes.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50101-33

Maintaining sustainable but small communities. Too large development invariably leads to much conflict and ill feeling.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50101-34

No, the plan should cover all necessary areas already

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50101-35

3 - yes, Fenland appears to have a high proportion of aged and people with illnesses or disabilities that limit movement. All rooms should be accessible to stretchers on trolleys!

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50101-36

The number of developments that do not provide sufficient parking, garden, space, accessible rooms all across the region is too high.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50101-37

Developers have, all too often, had plans requiring low cost or social housing changed and resulted in either large housing that many cannot afford, or small boxes squeezed in. Both are too enable the developers to maximise profit. Fenland should stick to policy, whatever they decide that is. My feeling is that more affordable and low cost housing, both to buy and to rent, should be included. FDC should have a plan to develop their own council houses, plus work with housing associations. The Â£100k house, with at least 2 bedrooms and a garden usable by small children and pets, should be achievable.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50101-38

A bespoke plan for existing settlements and a plan for a new settlement should not need this?

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50101-39

No. Already too many layers of local government, that causes too much red tape.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50101-40

No. We have enough sites already.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50101-41

None.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50101-42

I have nothing to input to this item.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50101-43

No. Self builders can find their own sites and submit appropriate plans.

Consultee		Agent	
Title:		Title:	
First Name:	Roger	First Name:	
Surname:	George	Surname:	
Organisation:		Organisation:	

18b) Should we allocate sites which are set aside only for self-build and custom build?

50101-44

No.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50101-45

There appear to be a number of vacant sites and I would have thought a flexible policy, allowing other uses, should be in place.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50101-46

See my comments above re IT and the need for more investment in fibre cable and mobile technology.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50101-47

Technology communication. Roads.

19d) How should the Local Plan support the rural economy?

50101-48

Roads. Communication.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50101-49

No, I think FDC and people should be more flexible about how town centres are used. Society is

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

changing, we do not all want to travel to town centres to do shopping.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50101-50

A flexible approach needs to be considered.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50101-51

D/K.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50101-52

I see no reason why town edge retail developments should not be allowed. I have no specific thoughts on these.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50101-53

D/K.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50101-54

Yes.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

Consultee

Title:
First Name: Roger
Surname: George
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50101-55

Rural nature means the car will remain important for the next 10 years or more and requires more work on improving road infrastructure.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50101-56

Yes, both for towns and individual dwellings.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50101-57

I think FDC needs to consider having more, or all of Fenland being given some form of protective status.

23b) Should the Plan identify buildings of local importance?

50101-58

No. Separate schemes exist for this.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50101-59

Yes, most of Fenland.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50101-60

No development on farmland or wildlife areas. Supplement other existing financial incentive schemes for planting of trees and hedges.

Consultee		Agent	
Title:		Title:	
First Name:	Roger	First Name:	
Surname:	George	Surname:	
Organisation:		Organisation:	

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50101-61

Children's play areas; dog exercise areas; community greenspace; footpaths; playing fields.

25b) What do you think of the quality of open space in your area?

50101-62

Sport area too small; children play equipment not central.

25c) Should the Plan identify other areas of open space to be protected?

50101-64

No.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50101-65

No.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50101-66

No.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50101-67

Yes, reduce the amount of new development!

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50101-68

Consultee		Agent	
Title:		Title:	
First Name:	Roger	First Name:	
Surname:	George	Surname:	
Organisation:		Organisation:	

50101-68

No.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50101 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Roger	First Name:	
Surname:	George	Surname:	
Organisation:		Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50065 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Dave	First Name:	
Surname:	Gibbs	Surname:	
Organisation:	Tydd St Giles Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50065-1

The Parish Council supports the re-introduction of settlement boundaries.

50065 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Dave	First Name:	
Surname:	Gibbs	Surname:	
Organisation:	Tydd St Giles Parish Council	Organisation:	

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50065-2

A hard boundary is preferred.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50065-3

The existing continuous built form of the village.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title: Mr
First Name: Dave
Surname: Gibbs
Organisation: Tydd St Giles Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Consultee

Title: Mr
First Name: Dave
Surname: Gibbs
Organisation: Tydd St Giles Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

Consultee

Title: Mr
First Name: Dave
Surname: Gibbs
Organisation: Tydd St Giles Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

Consultee

Title: Mr
First Name: Dave
Surname: Gibbs
Organisation: Tydd St Giles Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage

Consultee

Title: Mr
First Name: Dave
Surname: Gibbs
Organisation: Tydd St Giles Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Dave	First Name:	
Surname:	Gibbs	Surname:	
Organisation:	Tydd St Giles Parish Council	Organisation:	

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50065-4

The Parish Council has considered the issue of future development in the village of Tydd St Giles, in consultation with the local community, including a public meeting for this purpose. Their conclusion is that there should be minimal future development. Having conducted a review of potential sites for development, they consider Bees Lane to be their preferred location. They also believe that no further development should be permitted in either Foul Anchor or Four Gotes.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title: Mr
First Name: Dave
Surname: Gibbs
Organisation: Tydd St Giles Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

28a) What, overall, are your priorities? Please select up to five from the following list.

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50061 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Dave	First Name:	
Surname:	Gibbs	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50061-1

Broadly speaking, I agree.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50061-2

There should be more categories. Shoe horning every settlement into such a limited number of categories fails to recognise the different nature and circumstances of our settlements.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50061-3

The small villages are being consigned to the scrapheap. They should be allowed to grow, if they so wish. Coldham could be transformed by the return of a rail connection.

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50061-4

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50061-5

A hard boundary is the only viable option. A flexible boundary that allows development both within and without isn't a boundary at all.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50061-6

You shouldn't (unless you live in a particular community). This is a matter for Parish Councils. They are the elected leaders of their communities.

Question 5: Growth Options

5a) Which option/s do you prefer?

50061-7

Options 1, 4 and 5.

5b) What are the positive and negatives of the option/s?

50061-8

Option 1 is fair and equitable, easily understood and monitored. Option 4 is interesting, but raises questions of what and where. It could, however, make a significant contribution and should not be dismissed. Option 5, combined with a redrafting of the settlement hierarchy and a meaningful

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

dialogue with Parish Councils could deliver quick wins for new dwellings offering a high quality of life on hundreds of small sites right across the district.

5c) Which option/s do you dislike and why?

50061-9

Option 2 abandons the villages, Option 3 risks abandoning one or more of the market towns, and Option 6 ignores vast swathes of the district.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50061-10

Option 3. Bespoke policies for all settlements in the settlement hierarchy

The 1993 Plan included settlement-specific policies, although much of the content was highly questionable. Every settlement is unique and deserves to be treated as such, but the communities should be encouraged to guide the process.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50061-11

This might have an impact on major developments and urban locations, but it is of little benefit to villages.

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50061-12

Hot food takeaways or empty shops? Difficult choice. If the purpose of the policy is to restrict access to unhealthy food, the horse has bolted.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50061-13

My heart says yes, my head says no.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50061-14

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50061-15

My heart says yes, my head says no.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50061-16

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Not easy to achieve in an urban setting, so this is another argument for utilising potential village sites, where these factors can often be fully incorporated.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50061-17

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50061-18

Yes for shared parking, where this infrastructure is best installed during construction, but not necessary for private dwellings with own driveways.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50061-19

There is virtually no demand for allotments in the villages. Some parishes have stopped providing them altogether.

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50061-20

This might work in towns, but for many village residents, there are no short journeys.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50061-21

Only if it will be applied rigorously to every application and you are confident that it can be defended at the appeal stage.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50061-22

They all make sense, but are they simply adding to the cost of developing in Fenland?

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50061-23

In Newton-in-the-Isle and neighbouring villages, we need reirement accommodation in the social housing sector and part buy part rent starter homes.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50061-24

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50061-25

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50061-26

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

This may be unworkable.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50061-27

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50061-28

Flexibility is essential if sites are no longer viable for employment.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50061-29

Public transport. Not specifically a Local Plan issue, but a major barrier.

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50061-30

Yes

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

If there are too many shops, there is no point in protecting them.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50061-31

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50061-32

Village life depends upon the motor car.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50061-33

Yes. The existing standards are about right.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

Good and getting better.

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50061-34

The flood risk is a red herring in areas that have not flooded for almost 800 years. We have some of the best flood defences in the world; they protect towns such as Wisbech as well as the land that feeds the nation. They will always be maintained, so to base planning policy on a theoretical flood assuming no defences exist is meaningless.

Consultee

Title:
First Name: Dave
Surname: Gibbs
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50061 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Dave	First Name:	
Surname:	Gibbs	Surname:	
Organisation:		Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50019 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Duncan	First Name:	
Surname:	Godfrey	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

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4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Duncan
Surname: Godfrey
Organisation:

Agent

Title:
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Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Duncan
Surname: Godfrey
Organisation:

Agent

Title:
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Surname:
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7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

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8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

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First Name: Duncan
Surname: Godfrey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

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13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Duncan
Surname: Godfrey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Duncan
Surname: Godfrey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Duncan
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Title:
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Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50019-1

we understand that the Parish Council have put forward the field opposite our property, situated in Newgate Road as suitable land for future development in our village. We object most strongly to any major development for the following reasons; 1. since moving into our property in 2011 we have experienced flooding in our front garden after heavy rain. This has got very close to flooding our house each time. At one time while we were on holiday our neighbours had to bail out our garden and even have a pump to get rid of the water. We feel that this is getting worse due to the bad condition of the dykes and because they are getting infilled. The field that has been chosen by the parish council also floods on a regular basis and therefore does not seem an ideal location for development. 2. Using the field for development with the drainage as it is would prove detrimental to the area as putting housing with more hard surfaces such as drive ways made of concrete there is less garden, field etc. where surface water could naturally drain. 3. The roadways through the village could not cope with more traffic. The main road through the village passes the school. The volume of traffic , the speed of the traffic, especially down Newgate Road is at the moment cause for concern. As Newgate Road is a straight road cars always speed. Children walk and cycle along this road to the school and its surprising an accident has not occured already. Also traffic is diverted through the village if an accident happens on Sutton Road and the village cant cope as it is. 4. The sewage system is not fit for purpose in the village as it is not able to cope with the amount of properties at present. 5. There are no amenities in the village, no shop, post office, petrol station . 6. There are no job opportunities in the village. We have a golf club and pub but they are fully staffed . 7. The school is not large enough to cope with more pupils. 8. There are no amenities for youth in the village. 9. The majority of people who reside in the village and have moved in recent

Consultee

Title:
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years to the village have done so because of the quiet life of the village, the views, the close community. This would all be taken away if a development of the scale planned took place. 10.At the village meeting concerning the local plan it was the over whelming view of the many, many villages that attended that this was not a suitable site for new build and the village could not cope or was suitable for such development at all. We hope you take our objections into consideration.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50019 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Duncan	First Name:	
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Organisation:		Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50062 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Duncan	First Name:	
Surname:	Godfrey	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

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Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

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4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Duncan
Surname: Godfrey
Organisation:

Agent

Title:
First Name:
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Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

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5a) Which option/s do you prefer?

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Consultee

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Question 17: Park Homes and Houseboats

Consultee

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17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

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Agent

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Organisation:

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24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

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25a) What type of open space should new development provide?

Consultee

Title:
First Name: Duncan
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Agent

Title:
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25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

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26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

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28a) What, overall, are your priorities? Please select up to five from the following list:

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- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Duncan
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Organisation:

Agent

Title:
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Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50062-1

yes

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50062-2

no

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50062-3

listen to village opinions in effected areas

50032 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Iain	First Name:	
Surname:	Green	Surname:	
Organisation:	Cambridgeshire County Council (Publ	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50032-1

Fenland residents should have life expectancy in line with the national average, reduced levels of health inequalities and these health inequalities are tackled by improving the health of the poorest members of the community fastest.

Residents will have lower levels of smoking, alcohol addiction and obesity compared to current levels. All residents will have access to person-centred care, closer to home that is simpler and easier to navigate. Children in Fenland will have the best start in life and all residents will be supported to have healthier lifestyles through the built environment, which will provide increased opportunities to take physical activity, eat a healthy diet.

Infrastructure in new communities is designed to meet the needs of the community now and in the future, communities are supported to become a self-supporting, healthy and resilient community by helping to build people's capacity to help themselves and others in order to create a good place to live, improve outcomes, support economic prosperity and make people less reliant on public services and where people's needs are greater than can be met within community resources they are supported by the right services and are helped to return to independence.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50032-2

The local plan should take into account the timescales of the relevant local health related strategies for example: The Cambridgeshire and Peterborough Health and Wellbeing Strategy, The Cambridgeshire and Peterborough NHS Long Term Plan. The Cambridgeshire and Peterborough STP Estates Strategy. Whilst the local plan period is likely to be longer than the duration of these local strategies there may be opportunity's to align specific NHS capital projects, the role of the built environment in achieving positive health outcomes with local plan timelines. In addition planning of health services needs to reflect the rate of housing delivery.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50032-3

There is a balance to be struck between the number of houses needed for the Fenland area and the

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pressure this puts on local services, so if additional houses are delivered above the national policy requirement they need to be accompanied by addition developer contributions to deliver services.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50032-4

Across Cambridgeshire there is a need to balance the Research and Development related jobs which are clustered around Cambridge particularly in the Bio-medical field, with the need to create skilled manufacturing jobs which result from Bio-medical R&D, there is an opportunity to locate these skilled manufacturing jobs in the Fenland area.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50032-5

There should be a settlement hierarchy, however the settlement hierarchy should be flexible enough to allow services to be delivered to support growth in the most sustainable and accessible locations, therefore it might be appropriate for smaller settlement hierarchies (other villages and smaller villages) to provide community and health infrastructure

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50032-6

Public Health have no views on the existing settlement hierarchy.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50032-7

Public Health have no views on which town/village are in each settlement hierarchy.

Question 4: Settlement Boundaries

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4a) Would you support the re-introduction of settlement boundaries?

50032-8

Any changes to the settlement boundaries should preserve access to green and open space. Additional housing in a small village may make services more sustainable.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50032-9

The policy should support a flexible approach, the criteria use to judge whether a development is sustainable should include “access to health services”.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50032-10

Public Health have no views on how settlement boundaries are determined or where they should go.

Question 5: Growth Options

5a) Which option/s do you prefer?

50032-11

We prefer option 2 (Market towns led growth), Option 3: (Strategic growth at one or more settlements) and option 6 (Corridor Growth).

New developments have to be large enough (sustainable) to be able to provide/support health care delivery, and support/create a sense of community. Small scale development can lead to additional pressures on local services without financial support through developer contributions.

Growth linked to market towns enables existing health and social care infrastructure centred around these areas to be utilised, rather than requiring additional investment. It is important that new housing also has good transport links to access employment, services and open space.

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Option 6 should prioritise growth around the most sustainable transport links i.e. rail to avoid over reliance on the car.

5b) What are the positive and negatives of the option/s?

50032-12

Option 1 – Proportionate settlement growth – We believe that this is not a good option because we think good transport links to access existing health facilities is vital. Option 2 – Market towns led growth – this would be our preferred option as facilities are already focused around these settlements and it would best use existing resources. Option 3 – strategic growth at one or more settlements – providing these were attached to sites with existing facilities then we would support this option. Option 4 – New settlements – We would not wish to see this as it is likely that the settlements would need additional newly built facilities unless they were close to existing facilities. Option 5 – Small site focus – We would not wish to see this as we think it is important that new housing has good transport links to be able to reach facilities. Option 6 – Corridor growth – We would be supportive of this option where there were good transport links to the necessary public services and these transport link prioritize sustainable and public transport such as rail to prevent an over reliance on the car.

5c) Which option/s do you dislike and why?

50032-13

Option 1 – Proportionate settlement growth – We believe that this is not a good option because good transport links to access existing health facilities is vital. Option 4 – New settlements – We would not wish to see this as it is likely that the settlements would need additional newly built facilities unless they were close to existing facilities. Option 5 – Small site focus – We would not wish to see this as we think it is important that new housing has good transport links to be able to reach facilities

5d) Are there alternative options, not shown above, which should be considered?

50032-14

Public Health have no views on alternative options

Question 6: Settlement Policies

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6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50032-15

Each settlement is different and has different health outcomes, where possible we would like to see bespoke policies for all settlements in the settlement hierarchy to reflect local need.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50032-16

Yes we believe it is vital that the Local Plan includes specific policies about health and wellbeing and as per the National Planning Policy Guidance (NPPF) we should expect the local plan to address the recommendations in the Cambridgeshire and Peterborough Joint Health and Wellbeing Strategy that is currently being developed for Cambridgeshire and Peterborough.

In addition the local plan should take account of the Cambridgeshire and Peterborough Director of Public Health annual report. Planning policies need to take a proactive and preventative approach, particularly focused on the wider determinants of health (such as housing, the economy, access to green/open space, transport) and ensuring children have the best start in life, as well as supporting healthy lifestyles and reducing health inequalities.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50032-17

Yes, the concentration of hot food takeaways is a continuing area of concern for communities in terms of the impact on the retail character and economic health of town centres and the adverse impacts on the amenity of residents associated with noise, fumes, parking, litter and anti-social behaviour and more recently this has extended to health issues, concerning poor diet and obesity.

Evidence shows the local food environment is an important factor in unhealthy weight specifically the availability of unhealthy food. Some hot food takeaways offer ‘energy-dense’ or ‘fast food’ with high levels of fat, sugar and salt which are linked to obesity and related health conditions including cardiovascular disease, type 2 diabetes, stroke and some cancers. Of particular concern is the effect of fast food consumption on children’s diets and eating behaviour, as significant health

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problems related to obesity start to develop at primary school age and behaviours established in early life follow into adulthood.

A proliferation of hot food takeaways can tempt children into consuming greater quantities of unhealthy food which undermines initiatives to promote a healthy diet, particularly in schools. Temptation to eat fast food is only partly influenced by the availability and accessibility of hot food takeaway outlets, but also by other factors which influence eating behaviour, such as advertising, marketing, economics, and peer group pressure. Nevertheless, some takeaways located near schools may target school children by selling foods within their price range and offer special deals.

There is a strong relationship between spatial planning and the wider determinants of health, and the planning system can shape the built environment and therefore influence human behaviour and lifestyles. In response to obesity, planning can help to:

 Improve healthier eating choices and opportunities for urban growing. Promote physical activity by encouraging active travel and improving access to open spaces and sports and recreation facilities.

A quick review of other local authorities local plans and SPDs show that many have introduced specific policies to control hot food takeaway outlets, so this approach has been tested through the planning system and a precedent has been set to control the proliferation of hot food takeaways through the planning system

In addition to controlling access to hot food takeaways an policy can bring about environmental benefits, including: 1. litter 2. noise 3. bad smells 4. disposal of waste 5. attraction of vermin 6. parking and traffic 7. gathering of people and antisocial behaviour, and 8 changing the appearance of an area.

It needs to be recognised that the proposal to introduce a policy on hot food takeaways is not about stopping all outlets and that it won't address those outlets already in existence, but is about controlling the location of future hot food takeaway outlets to prevent them locating near schools, and prevent an over dominance of outlets in certain locations.

Public Health would be willing to work with the Fenland District Council on the exact wording of such a policy.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50032-18

Spatial planning and development has the potential to impact on human health and wellbeing. This is because a wide range of social and environmental factors affect the health of local communities within Fenland. Good health is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems,

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opportunities to experience leisure and cultural services activities and green and open space. These factors are known as the "wider determinants of health" and include: 1. Individual lifestyle factors such as smoking habits, diet and physical activity. 2. Interactions with friends, relatives and mutual support within a community. 3. Wider influences on health including - living and working conditions, unemployment, water and sanitation, health care service, housing, food supplies, education, and the work environment.

Ensuring these issues are considered at the planning and design stage can improve both the physical and mental health of the population. These can encourage environments which: increase people's sense of safety and wellbeing, their opportunities for social interaction and community connectivity, improve air quality and water conservation and promote active travel and physical activity.

It is important to consider the effects of the wider determinants of health on not only the physical environment (e.g. impact of air and noise pollution, traffic patterns, housing stock) but also the social environment. This refers broadly to the social norms and values shared by members of social groups, as well as the quality, content, and volume of interpersonal interactions within urban and rural and between urban and rural communities. It is also known that these wider determinants are not distributed equally among populations (e.g. those people living in areas of deprivation tend to have poorer health outcomes). By considering these effects and their distribution, development policies and plans can enhance the potential to influence health and wellbeing, and therefore health inequalities.

Health Impact Assessment aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks to health. It includes specifically a consideration of the differential impacts on different groups in the population, because certain groups are potentially more vulnerable to negative impacts from development such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and elderly people.

Therefore the Fenland Local Plan should contain a policy requiring developers of large schemes to submit a health impact assessment. Public Health would be willing to work with the Fenland District Council on the exact wording of such a policy.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50032-19

The Local Plan should require developers to incorporate renewable energy generation as the links between health and climate change are well established.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

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50032-20

The local plan should identify areas where windfarms would be suitable, but such a policy should be flexible to allow energy from wind to be located in other areas where appropriate

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50032-21

Public Health have no views on opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50032-22

The local plan can address the health impacts of fuel poverty by requiring developers to go beyond basic Building Regulations, therefore Public Health would support such a policy.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50032-23

The local plan can address the health impacts of fuel poverty by requiring developers to design and build dwellings which minimise energy use, therefore Public Health would support such a policy.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50032-24

The local plan can address the health impacts of fuel poverty by requiring developers to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings, therefore Public Health would support such a policy

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

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50032-25

There are over 31 million cars on the road in the UK today. Each car is driven, on average, about 12,800 km a year, totalling 400 billion km across the nation. In addition, there are over 3.7 million vans in operation, travelling over 20,000 km each and totalling 75 billion km each year. While bringing major economic and social benefits, using a car or van contributes to road traffic congestion (excess delays), accidents, physical inactivity, climate change and local noise and air pollution. Conventional diesel cars emit nearly ten times of nitrogen oxides (NOX) and three times of fine particulate matter (PM2.5)more per car and year than their petrol equivalent. Roughly two out of five cars (12 million) run on diesel today, and three out of five (19 million) on petrol. A small but growing share –about 1 in 500 –run purely on electricity. Battery electric cars are the cleanest overall as they produce zero tailpipe emissions but are liable to non-tailpipe emissions from tyre, brake and road wear, just like conventional fossil fuel vehicles. A van emits about five times as much NOX and over three times as much PM2.5per year as a car, mainly because of higher annual mileages and pollutant emissions rates for each km travelled. Again, battery electric vans are the cleanest overall. They are increasingly being taken up by businesses thus making a growing contribution to reducing air pollution in our cities.

The health problems resulting from exposure to air pollution have a high cost to people who suffer from illness and premature death, to our health services and to business. Overall human exposure to both PM2.5and NOX is linked to around 40,000 early deaths and hundreds of thousands of life-years lost in the UK each year, with an average loss per person of life expectancy of approximately six months. This compares to the roughly 98,000 preventable deaths attributable to smoking in the UK.

The associated annual health costs of these health outcomes have been estimated at between £22.6 billion and £71.3 billion.

Whilst electric vehicles are part of the solution to poor air quality they need the charging infrastructure to enable people to switch to non-combustion engine vehicles, therefore Public Health would support such a policy.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50032-26

Electric based developments can help reduce local exposure to air pollution generated by combustions sources for central heating, gas and wood burning stoves, open fires etc. There needs to be a consideration of the cost to any future residents of electric based developments to ensure affordability and reduction of health inequalities and fuel poverty.

Question 11: Minimise Carbon Losses from Wider Activities

50032 Fenland Local Plan: Issues and Options Key Issues Report

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Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50032-27

Public Health have no views on the loss of peat-based soils, and the carbon impact

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50032-28

Public Health have no views on requiring developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50032-29

Allotments not only help reduce food miles but evidence shows that allotment gardeners report higher levels of physical activity in summer than a control group of neighbours significantly or marginally better than the control group on several measures of health and wellbeing. Allotment gardeners of 62 years and older reported better scores on all measures of health and wellbeing than neighbours, whereas younger allotment gardeners did not differ in health and wellbeing from younger neighbours. This is supported by other reports outlining the importance of allotment gardens in achieving physical activity, in addition other studies have highlighted these benefits for the older people, therefore Public Health would support such a policy.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50032-30

The NICE physical activity and environment guidance conclude that people are more likely to walk or cycle if there is an attractive streetscape with well-maintained and unobstructed pavements, although there does not seem to be a clear association between the amount and availability of green space and physical activity, therefore Public Health would support such a policy.

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Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50032-31

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. 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, therefore Public Health would support such a policy.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50032-32

Public Health have no views on a need for different local design policies for each individual town and / or village

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50032-33

Public Health have no views on local issues which need to be addressed through design policies

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50032-34

Building for Life is a useful toolkit, however it does not feature as much consideration of the health and social care requirements as we think is necessary when designing new developments.

There are other toolkits which could/should be incorporated into local planning policy such as the Natural England Accessible Natural Greenspace Standard (ANGSt) which provides local authorities with a detailed guide as to what constitutes accessible green space

Question 14: Optional Standards

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14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50032-35

Quantitative analysis noted the importance of adequate space in providing personal privacy, reducing depression, anxiety and stress, giving children room to play and a good night's sleep. The cramming of different activities (studying, socialising, and relaxing) into limited space may adversely affect family life, creating a difficult dynamic which may play a part in the breakdown of relationships. Poor housing encompassing a lack of private study space for children is associated with underachievement. There is strong evidence that children with better quality homes gain a greater number of GCSEs, "A" levels and degrees and therefore have greater earning power. Studies have linked this with an increase in antisocial behaviour. Children especially, teenagers deprived of adequate space at home may be disruptive and aggressive. In addition, low space standards contribute to poor health and low educational attainment that can express itself in incidences of antisocial behaviour.

The case for space concludes that adequate space enables: 1. Socialisation both with other family members and with guests (and having the privacy to do so). 2. Having more storage space. 3. Having more space for solitary activities and good circulation spaces which can also act as storage. 4. Spaces for outdoor items such as prams, umbrellas and shoes. 5. Relaxation, engaging in private study within bedrooms. 6. Reorganisation of rooms internally, if need be, by making openings or converting pitched roofs. Working from home (eg to improve life-work balance). 7. Having more space in the kitchen so that children can play under the supervision of their parents; more space for waste and recycling bins. 8. Improves day light and ventilation. Large floor spaces allows long term utility of a house, creating the so called life time home, such adaptability delivers long-term accessibility as well as long-term sustainability as adequate space in dwellings will allow residents to adapt space to their changing needs over the life course: homes will become future proof. It is important to create minimal space standards, similar to the London housing minimal space standards, which is based upon the Park Morris standard. Housing that is of a reasonable size and is affordable to heat is associated with positive health outcomes. Improved warmth and energy efficiency measures, which are often part of wider rehousing and retrofitting programmes, can lead to improvements in health. Reports indicate that increased usable indoor space as a result of improvements in thermal comfort and affordable warmth can have many benefits for householders, which may lead to improved physical and mental health. Qualitative studies have found that homes with improved thermal comfort reported: increase in usable indoor space; improvements in diet, privacy and household/family relationships, therefore Public Health would support such a policy on minimum space standards.

We believe it is important to have higher access standards to allow houses to be adapted and support the disabled, elderly and those with limited mobility to live independently in their own homes. We believe it is important to also consider available information regarding making buildings dementia friendly as we have an increasing older population.

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14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50032-36

Public Health have not researched the evidence on whether the introduction of such standards would affect the viability of housing schemes.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50032-37

Public Health don't have a view on size, types or tenure mix, except that in order to achieve a viable, sustainable, healthy community a range of sizes, tenures etc., should be provided.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50032-38

Public Health don't have a view on rural exception site policy, however affordable housing is a key priority for the Cambridgeshire and Peterborough STP and therefore their provision should be encouraged.

15c) Should the plan encourage 'community-led' based housing schemes?

50032-39

Public Health don't have a view community-led based housing schemes.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50032-40

the Cambridge Sub Region Travellers Needs Assessment (CSTNA) carried out in 2005, the 2006 East Cambridgeshire and Fenland Gypsy and Traveller Needs Assessment and 'Children's Voices' a report examining the views and experiences of young Gypsies and Travellers carried out in 2006. Concludes that there was a need for more sites of all kinds and that the preference was for small,

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self-owned long-stay sites for family groups, preferably on the edge of a village, near established Gypsy and Traveller communities.

The East Cambridgeshire and Fenland Needs Assessment found that the majority of Gypsies and Travellers on private and council sites were content with their location. Views were expressed about not being located immediately adjacent to existing housing to avoid potential problems between the two cultures. 'Children's Voices' found that threat of repeated eviction was experienced by some children on unauthorised sites and contributed to children's insecurity and vulnerability

Health and Wellbeing - the main problems expressed in the East Cambs and Fenland Needs Assessment were difficulties obtaining permanent registration, a lack of awareness of Travellers on health issues and the health system, a lack of information in an appropriate format and a lack of awareness among health professionals of Traveller culture.
The Gypsy and Traveller population face a number of inequalities. These can be summarised as follows: Accommodation 1. Lack of secure accommodation is the biggest issue facing Gypsy and Traveller communities in the East of England and many are homeless. Eviction and enforced mobility are key factors preventing access to education, health care, training and work opportunities. 2. Selecting the right location for a site is a key element in supporting good community relations and maximising its success. Well-run, authorised sites can be effectively integrated into local communities. 3. It appears that the quality of public site provision is variable within the County (raised at Strategic Traveller Co-ordination Group). This may also apply to privately owned sites. 4. The production of a model SLA for site management may improve consistency and reduce inequalities between different sites. Therefore Public Health would support such a policy which requires large scale housing sites to include an element of Gypsy and Traveller provision as part of the masterplanning of the site.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50032-41

Public Health have no views on suitable locations for Gypsy and Traveller pitches

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50032-42

Public Health have no views on the need for moorings for houseboats or sites for caravans in Fenland

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Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50032-43

Public Health have no views on a policy requirement for larger housing sites to provide serviced plots for selfbuild and custom build.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50032-44

Public Health have no views on a policy requirement for the allocation of sites which are set aside only for self-build and custom build.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50032-45

Employment is a priority and a key determinant of health, therefore public health recommend retaining existing employment areas, if they are accessible and viable.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50032-46

Public Health have no views on specific locational requirements for employment

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50032-47

Public Health have no views on barriers to employment growth.

19d) How should the Local Plan support the rural economy?

50032-48

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Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50032-49

Strong town Centres are not just about shops, there needs to be a balance between other attractions such as services, green space, community venues etc. Public Health would support a policy which creates/supports thriving mixed use local/town centres.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50032-50

There needs to be a balance between other attractions such as services, green space, community venues etc. Public Health would support a policy which creates/supports thriving mixed use local/town centres.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50032-51

Public health have no views on the retail hierarchy.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50032-52

Public health have no views on the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50032-53

Public health have no views on setting a threshold for when an Impact Assessment for out of centre retail is required.

Questions 21: Community Infrastructure

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21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50032-54

The planning system plays an important role in facilitating social interactions and creating healthy, inclusive communities (NPPF, 2012). Traditional neighbourhood planning that creates safe and secure environments, adequate open space and an environment that encourages healthy lifestyle is important for the creation of a sustainable new community. However, this alone will not create healthy, inclusive communities. The Cambridgeshire strategy for Supporting New Communities has an aim to ensure that infrastructure in new communities is designed to meet the needs of the community now and in the future. Therefore the loss of existing community facilities should be protected wherever possible.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50032-55

The NICE physical activity and environment guidance conclude that people are more likely to walk or cycle if there is an attractive streetscape with well-maintained and unobstructed pavements, and wherever possible walking, cycling and public transport should be encouraged, however there will always be a need for the private car but the local plan should to avoid over reliance on the car. Therefore Public Health would support such a policy to encourage walking, cycling and public transport.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50032-56

Any parking standard need to balance the need for parking spaces with the availability of other active travel means. There needs to be a policy on town centre parking and parking standards provide in residential developments, Public health would support a restrictive car parking standard policy whereby it can be show there are suitable alternative methods of transport available

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50032-57

Public health have no views on the minimum requirements for protecting the historic environment

Consultee

Title: Mr
First Name: Iain
Surname: Green
Organisation: Cambridgeshire County Council (Publ

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

50032-58

Public health have no views on the buildings of local importance

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50032-59

Public health have no views on the additional protection that are not already identified as conservation areas.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50032-60

Public health have no views on how the Local Plan should protect and enhance biodiversity and the natural environment, except that it should.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50032-61

New developments should provide a range of open space from play areas, to formal parks, dog walking areas, natural habitat areas etc.

25b) What do you think of the quality of open space in your area?

50032-62

Public health have no views on the quality of open space in Fenland

25c) Should the Plan identify other areas of open space to be protected?

50032-64

Public health have no views on other areas of open space to be protected.

Consultee

Title: Mr
First Name: Iain
Surname: Green
Organisation: Cambridgeshire County Council (Publ

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50032-65

Where possible the ANGSt Standard mentioned above should be applied to all development schemes

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50032-66

Fenland DC should work with other Authorities including the County Council, in addition the Fenland Council should work with the NHS as per the NPPG.

Fenland DC should work with other Authorities including the County Council, in addition the Fenland Council should work with the NHS as per the NPPG.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50032-67

Public health have no views on how new development could reduce flood risk.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Iain	First Name:	
Surname:	Green	Surname:	
Organisation:	Cambridgeshire County Council (Publ	Organisation:	

A Attracting inward investment to Fenland and creating more jobs ☐

N New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

I Investment in walking and cycling infrastructure ☐

G Good quality, accessible open space (parks, play areas, etc) ☐

G Genuine efforts to create areas for nature ☐

P Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50123 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Kate
Surname:	Greystoke Land (option holder) and	Surname:	Wood
Organisation:		Organisation:	Pegasus Group

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50123-1

We support the facilitation of employment growth. It is important to ensure that housing growth is supported by the provision of jobs to ensure that growth is sustainable. To this end, we consider that land for jobs should be located in broad areas of housing growth. However, differing employment types have differing locational requirements. We are promoting a site north of the Isle of Ely Way (south of March) for a roadside services-led mixed use employment site. This would be a suitable location for the following reasons:

• There is a gap in provision of roadside services on the network that this development would address • proximity to a major road (A141) on the main routes between Peterborough, Kings Lynn, Ely and Huntingdon • Proximity to a market town (March) and growth village (Wimblington) from where local employees would be sourced (there is a bus stop on the Wimblington Road just to the north-west of the site) • Direct access from the main road, avoiding the need for commercial vehicles to travel through built-up areas • We are aware of the need for such facilities from our clients who are experiencing demand for roadside services, lorry parking, and the full range of associated facilities to serve the safety and welfare of road users • An allocation for mixed employment and roadside uses means that demand will be able to be satisfied within the locality, to the benefit of the local economy, whilst protecting the amenities and character of the built up areas of March and Wimblington by enabling location and relocation of businesses away from the built up area,. At the same time, both March and Wimblington and being expanded in the direction of the Isle of Ely Way, such that the development of the site would relate well to these high order settlements. • NPPF para 107 requires that planning policies “should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

lorry parking to cater for their anticipated use."

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50123-2

We support the growth of Market Towns and Growth Villages, but also retaining flexibility for the sustainable growth of villages that are lower in the hierarchy to ensure economic benefits are facilitated throughout the District.

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50123-3

No, these will eventually be outdated by the introduction of self-charging vehicles. It is therefore appropriate to encourage their provision in communal parking locations (e.g. in roadside services or employment sites) rather than at individual dwellings.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50123-4

Roadside services clearly have a need to be located on the primary road network, the locations of which are rarely within the built up areas of towns, and therefore classed as countryside. Such development is assessed against the NPPF on the merits of traffic capacity and gaps in provision, and are provided on the basis of serving the travelling public and business. It is appropriate to consider employment provision in relation to the location of such facilities since they are complimentary uses and benefit from clustering both in operational terms and landscape impact terms.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50123-5

The Local Plan should include flexibility to support the sustainable economic growth of key growth areas and of locations where clustering can result in economic benefits.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

50123-6

No the Local Plan should reflect the NPPF paragraph 89. This sets a threshold of 2500 sq/m of gross floorspace.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50123-7

Parking should be assessed on a

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50123-8

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☑ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**

Consultee

Title:
First Name:
Surname: Greystoke Land (option holder) and
Organisation:

Agent

Title:
First Name: Kate
Surname: Wood
Organisation: Pegasus Group

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50016 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Emma	First Name:	
Surname:	Grima	Surname:	
Organisation:	East Cambridgeshire District Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50016-1

We welcome the long term strategy of the Local Plan, with its proposed end date of 31 March 2040.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50016-2

We note the document identifies a housing need over the plan period, using the national standard method for calculating such need. The document then suggests that to go lower than this figure is 'highly likely' to not accord with national policy, but the document asks whether the Council should aim for a higher target. Whilst this commentary in the document is perfectly reasonable and fair, at this preliminary stage, if the future iterations of the Fenland Local Plan seeks to plan for anything significantly different than its housing need as established via the national method, then East Cambridgeshire District Council requests early engagement with you on this so that we can understand what implications, if any, such departure from national policy would have on the district of East Cambridgeshire.

For the avoidance of doubt, at the present time, East Cambridgeshire District Council is not seeking to accommodate any unmet housing need from Fenland (should any such unmet need arise), nor 'offload' any need arising in East Cambridgeshire to Fenland.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50016-3

The document is well laid out and makes good use of illustrations. It is easy to navigate with colour coding and section numbering. We note it is very much an open consultation asking questions, rather than making proposals at this stage.

In terms of any cross-boundary strategic matters which might arise between our two areas, as a consequence of your emerging Local Plan, at this early stage only one matter is immediately apparent that could be of consequence, namely transport. Whilst the

Consultee

Title:
First Name: Emma
Surname: Grima
Organisation: East Cambridgeshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

majority of growth in your district, and the transport implications as a consequence, would likely be of no material consequence to East Cambridgeshire, we will be scrutinising your Plan and its evidence base, as it continues to evolve, for the potential impact on key transport routes from your district through to East Cambridgeshire, in particular the A142. Should your plan lead to significant growth in traffic demands on the road network within East Cambridgeshire, especially in the vicinity of the A142 / A10 junctions near Ely, then we would welcome discussion with you on the suitability of such growth and the proposals you have to mitigate the impacts of such growth on the highway network in East Cambridgeshire. In simple terms, the scale of growth you identify along the Chatteris – Doddington – Wimblington – March corridor (especially any growth beyond what you have already committed to via existing permissions and allocations), the greater the likelihood will be that we would expect evidence to be provided by you to demonstrate what the impact of such growth would be on the East Cambridgeshire highway network, and whether such impact was of significant harm.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50016 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Emma	First Name:	
Surname:	Grima	Surname:	
Organisation:	East Cambridgeshire District Council	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50078 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	M J	First Name:	
Surname:	Hawkins	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

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8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

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9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

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10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50078-1

It's difficult to see how developers could do this, unless they acquired land for allotments additional to that which they intended to develop. Such acquisitions might inflate the cost of agricultural land.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50078-2

Yes.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50078-3

Some features could be required as standard. Otherwise not clear what is meant here. We can't

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

know what will be the needs of future generations.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50078-4

Yes.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50078-5

Overcrowded, poor quality and misplaced developments are factors that have occurred in some places. Policies that address them should regulate FDC's work as much as developers'.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50078-6

Don't know (what this is).

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50078-7

A lot of very small houses seem to be created in the modern era. Houses with larger rooms would be desirable but it comes down to what the market will support.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50078-8

Whittlesey seems to have an abundance of small semi-detached and terraced homes. One current developer's planning application said it wanted to build houses of these types because they're the dominant types of modern housing in Whittlesey'. Again, it's a question of what the market will support but a greater mix of house sizes would improve the built environment.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50078-9

Yes.

15c) Should the plan encourage 'community-led' based housing schemes?

50078-10

Yes.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50078-11

Not clear what is meant by 'large scale'. Such provision should be created where demand exists but there might be opposition to it on sites adjacent to other housing. Developers might be required to make such provision at other sites.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50078-12

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50080 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	M J	First Name:	
Surname:	Hawkins	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50080-1

Twenty years into the future seems about right.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50080-2

No figures have been provided of the number built to date and, more importantly, where they have been built. So the minimum total looks a reasonable total to work with.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50080-3

Fenland is deficient in jobs, especially jobs that bestow skills and qualifications. I suggest that all types of employment should be encouraged and setting any target seems pointless.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50080-4

A hierarchy is appropriate.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50080-5

Attention must be given to suitability of land for development, especially the risk of flooding. The

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

towns particularly, as they will take the bulk of development, should be assessed for the amount of land that meets the criteria, particularly those laid down by the Environment Agency.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50080-6

Yes. I never saw the sense in removing them.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50080-7

Prefer ii)

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50080-8

Essentially the existing built area but with extensions where land is suitable for development (see comments about flooding risk above) and development is sustainable.

Question 5: Growth Options

5a) Which option/s do you prefer?

50080-9

Option 2 is best.

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50080-10

Option 2 produces development that is more sustainable. Re Option 3: The District is too disparate for 'Strategic Growth' too have beneficial effect across the whole District.

5c) Which option/s do you dislike and why?

50080-11

The new settlement option seems the worst. Given that the District is low-lying, where is there sufficient land at the appropriate height above sea level to permit substantial development? And what connection does it have to the road network and other communications? There is also the possibility that such a development would harm existing settlements. I'm not sure what Option 6 would look like but the foregoing points would also apply. Would such an approach also spread development across the District?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50080-12

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50080-13

Yes, insofar as FDC can influence such matters.

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50080-14

Yes.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50080-15

In principle, yes, but not sure to what extent it is reasonable to impose such conditions on developments.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50080-16

Again, not sure whether such conditions would be reasonable or would be supported on appeal.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50080-17

I favour a more liberal policy for windfarm applications. I never supported FDC's blanket ban and, given the current concerns about Global Warming, that ban seems to put FDC on the wrong side of history.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50080-18

Yes, if this is supported by national policies.

50080 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	M J	First Name:	
Surname:	Hawkins	Surname:	
Organisation:		Organisation:	

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50080-19

Yes.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50080-20

Encourage yes, require no. Would such requirements be supported by national policy and on appeal?

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50080-21

As far as I know, there is no national policy on this. Would such unilateral requirements by FDC be enforceable? Perhaps encouragement rather than requirement.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50080-22

Again, national policy should precede.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50080-23

I' m not entirely clear what is meant here. As far as I know, FDC has no powers to regulate agriculture. Development will inevitably mean the loss of some agricultural land.

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50080-24

Restoration of the soils seems to be going a bit too far. How successful could FDC be in requiring developers to carry out the other types of measures on land that is well outside their proposed areas of development?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

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iii) Access standards to new homes

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

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15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

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Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

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21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

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25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50080 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	M J	First Name:	
Surname:	Hawkins	Surname:	
Organisation:		Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50077 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	M J	First Name:	
Surname:	Hawkins	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50077-1

Yes although such provision would have to be on sites other than development sites. Such acquisitions of additional sites might raise prices of agricultural land.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50077-2

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50077-3

No

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50077-4

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50077-5

The number of small house being developed, although it's a question of what the market will support.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50077-6

The size of many new houses is an issue. Other aspects should follow national standards,

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50077-7

Whittlesey has a large proportion of small semi-detached and terraced houses. One current developer's planning application said it would build such homes because that's what most other developers had built. A greater mix of house types is desirable but again it's a question of what the

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

market will support.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50077-8

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50077-9

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50077-10

Not sure what is meant by 'large scale'. Demand for such sites should be met.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50077-11

Moorings should be provided if possible but do not know where such provision could be made.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50077-12

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50077-12

Yes.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50077-13

Yes Both would improve the housing mix.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50077-14

Existing employment areas should be retained.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50077-15

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

These other types of development would help to strengthen town centres.

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

50077-16

No

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50077-17

The existing figure seems about right.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50077-18

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50077-19

Yes to the first part but public transport in the District is not good. So the car will remain important.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

environment?

23b) Should the Plan identify buildings of local importance?

50077-20

Yes but there might be disputes about which buildings should be designated.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50077-21

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50077-22

Play areas are important. Green spaces should also be provided, subject to what is viable for the developer. Country parks would appear to be outside the scope of all but very large developments.

25b) What do you think of the quality of open space in your area?

There isn't much of it in Whittlesey!

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Consultee		Agent	
Title:		Title:	
First Name:	M J	First Name:	
Surname:	Hawkins	Surname:	
Organisation:		Organisation:	

50077-24

No, the requirements would not be the same everywhere.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50077-25

Don't build on areas that are potentially liable to flooding! For example, no building on land around Whittlesey that is fewer than 5 metres above sea level (which, I believe, is the Environment Agency's figure). Similar figures might apply elsewhere in the District.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50077-26

First part of questionnaire completed 15 November.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐

Consultee

Title:
First Name: M J
Surname: Hawkins
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50093 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Kathryn	First Name:	
Surname:	Hearn	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50093-1

Fenland should be an equal part of Cambridgeshire instead being a deprived back water that has appalling transport links.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

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9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
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Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Kathryn
Surname: Hearn
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50033 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Mark	First Name:	
Surname:	Hemment	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50033-1

Thoughtful growth, with consideration for people's wellbeing and to the environment. This means preserving the habitats of Fenland, both those in towns and villages, and across the fens. Growth should not consume resources local communities' value; such as Wenny Road Meadow in Chatteris.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50033-2

Why stretch the life of the Plan? With many unknows, especially climate change, the Plan should only cover the minimum required period

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50033-3

The calculated target (11,550) should be the goal. Overreaching would be harmful to the environment, and place heavy burdens on infrastructure which may not grow at the same rate. The draft "Cambridgeshire and Peterborough Local Transport Plan" (2019) does not take a higher number of new homes into account (it is based upon proposals from the Fenland Local Plan from 2011).

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50033-4

Agree there should be a settlement hierarchy. It should focus on multiple factors to ensure growth

Consultee

Title: Mr
First Name: Mark
Surname: Hemment
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

occurs where it can be sustained without development on green sites. Brown sites should dominate strategic allocations of land for new homes and jobs. Availability of natural green space should also be considered when deciding the scale and location of new developments. Towns, such as Chatteris, which are lacking in this type of space should not lose the few natural spaces they have to reach an unrealistic housing target.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50033-5

Market towns which have strong public transport links, such as a railway station, should be in a higher category than other market towns and therefore have a higher housing target. Market towns, such as Chatteris, without a station and which have limited natural green space should have these areas excluded from strategic allocations and the housing target adjusted accordingly.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50033-6

yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50033-7

A hard boundary. A flexible policy would lead to confusion unless the sustainability criteria are well defined in advance. Instead, consider the sustainability criteria when forming the new Plan and use this to set hard boundaries. This will give a clear set of boundaries and guidance to developers.

Consultee

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4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50033-8

For settlements with a bypass, there is an applied assumption that the bypass creates the hard boundary to development. Applying this assumption allows developments to consume what green space remains on the edge of towns. This leads to local communities having to cross busy roads, which is dangerous (especially with young children) to reach a natural green space – that's assuming there is green space on the other side. In many towns, such as Chatteris, the 'other side' is mainly agricultural land. Settlement boundaries should be used to protect the accessible natural green space on the edge of towns. Wenny Road Meadow in Chatteris is an excellent example of a natural space, between the town and a bypass (A142), which should be protected by a settlement boundary.

Question 5: Growth Options

5a) Which option/s do you prefer?

50033-9

A combination of options 1 and 3. While growth should (in general) be proportionate to existing population (option 1), there should be a weighting which favours growth at the settlements with strong transport links (eg. railway station). This combination of options would focus growth on the market towns of March and Whittlesey.

5b) What are the positive and negatives of the option/s?

50033-10

Option 2 would, without considering other factors, place a burden on Chatteris which lacks good public transport links. Chatteris is hardly mentioned in the draft "The Cambridgeshire and Peterborough Local Transport Plan" (2019). Option 4 would require the building of completely new infrastructure (eg. water treatment). Both options 5 and 6 do not meet a goal of increased use of public transport and moving commuters from road to rail.

5c) Which option/s do you dislike and why?

50033-11

see above

5d) Are there alternative options, not shown above, which should be considered?

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50033-12

see above

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50033-13

Option 3. Each town and village has its own requirements and local issues which should be individually addressed

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50033-14

Yes. Access to natural green space is well documented as being essential for both physical and mental health. There should be access to cycle paths between major settlements, such a cycle path alongside the A142 between Chatteris and Sutton – linking up with an existing cycle path. Chatteris does not currently have a green space of sufficient size for holding a 5K Parkrun. Wenny Road Meadow could be used for a Parkrun (one 'lap' of the meadow ~1K following the current path – could be made slightly longer).

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50033-15

Agree. A Health Impact Assessment should include an impact study on physical and mental health effects on the local community when a development causes the loss of natural green space.

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Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50033-16

Yes, but this should not be done at the detriment of natural green spaces

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Consultee

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Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50033-17

Yes. Also require developers not to remove existing trees – they are carbon sinks too!

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50033-18

Yes. While the cycle and footways should be designed for short journeys, they should also be designed for enjoyment. This will encourage exercise, which is beneficial to physical and mental health.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50033-19

Yes. There are already 'attractive places'. Good design should leave these places 'as is', allowing the community to enjoy them. Natural green spaces are limited in Chatteris. Wenny Road Meadow is already a very attractive field, which was once a manor park. It acts as a natural drainage sponge for East Chatteris. It will not be improved by the addition of houses.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50033-20

There should be a general 'good practice' applied across Fenland. Underneath this policy, each

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town/village can have additional polices to meet local needs. For example, Chatteris lacks a local nature reserve. A local policy for Chatteris would therefore include the creation of a reserve and protection against development (Local Green Space designation). Wenny Road Meadow, which was once a manor park, would already meet the criteria for a nature reserve – it only requires protection.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50033-21

Yes, as mentioned above some towns (such as Chatteris) lack a nature reserve for the local community. A design policy of not developing natural green spaces would leave this attractive place intact for current and future generations.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50033-22

No. All new developments should fit within the Local Plan site policy, with developers required to

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provide affordable housing as part of these developments. Providing exceptions will encourage developers to target natural green spaces, with the excuse of providing affordable homes.

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

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19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50033-23

People should be encouraged to visit town centres through a variety of schemes. Increasing local attractions, such as nature reserves, will increase visitor numbers. Chatteris town centre has had a number of recent closures (Budgens and two banks). Visitors will need a reason to visit Chatteris other than shops. Many people regularly visit the nature reserve at Somersham. A nature reserve in Chatteris would encourage visitors. Those passing by, would also be encouraged to stop and so help the local economy.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Leisure and recreation are good methods of attracting visitors to a town. But they do not need to be based in the centre to help the town centres. King's Dyke, on the outer edge of Whittlesey, helps the town's pubs and cafes. A nature reserve at Chatteris would have similar benefits.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing

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community facilities?

50033-24

Yes. Specifically, to avoid the loss of natural green space

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50033-25

The rural nature of Fenland means the private car will remain a priority for many, but the LP should encourage other forms of transport especially for recreation. A cycle path along the A142, between Chatteris and Sutton, would link up with an existing cycle path. More walking routes, such alongside the A141 from the traveller's site to Jack's at Chatteris would improve the options for walking. Maintaining exists rural footpaths, such as the one alongside the B1050 leaving Chatteris to Stocking Drove, would encourage more walking.
A nature reserve in Chatteris would mean local community would not have to drive to visit a reserve. Wenny Road Meadow would make an excellent reserve.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50033-26

The Fen landscape has a unique rural character; large scale, flat, open landscape with extensive views to the horizon. The huge skies give the area a strong sense of place and tranquillity. Each of the four market towns in the district has its own individual, historic character which has evolved over time. In Fenland 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 Historic England's register of parks and gardens of special historic interest.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50033-27

Yes. Historic areas, as well as buildings, should have increased protection. Tree Preservation Orders should identify specific trees and not groupings. A group is often poorly defined by a TPO, leaving tree officers, the public, and developers unsure which trees have protection.

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23b) Should the Plan identify buildings of local importance?

50033-28

Yes, including any land which has strong historical links to the buildings. Wenny Road Meadow, which was once the manor park to the adjacent Manor House, should enjoy the same protection given to the house.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50033-29

Wenny Road Meadow (aka Manor Park) in Chatteris. This historic space still shows the medieval ridge-and-furrow farming from before it was a manor park (c1800). It is an unmanaged, natural green space with high biodiversity. The field has been used for town sport days in the past, along with galas and agricultural shows

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50033-30

Local Green Spaces designations, combined with hard settlement boundaries, should be used to protect existing natural areas. Allowing development on natural green spaces will not result in a 'net gain' in biodiversity. Especially when those natural spaces are mature. Any 'offsets' from developers will require, in some cases, more than a century to reach the same maturity. There should be a tree replacement policy, particularly on council owned land. Currently, diseased trees are removed and not replaced. This is not a sustainable policy and goes against the "Our natural environment is our most precious inheritance" statement.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50033-31

The supply of natural (unstructured) green space should be prioritised. This type of space is limited in some towns and villages, and the space which does exist is under threat of development. It is not that new developments should provide natural spaces; new development should not damage or cause the loss of existing natural space.

25b) What do you think of the quality of open space in your area?

50033-32

Poor, with concerns it will worsen without stronger protection

Consultee

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25c) Should the Plan identify other areas of open space to be protected?

50033-34

There should be a clear definition of what constitutes a 'Natural green space'. Should use 'Accessible Natural Greenspace Standards Model' (ANGSt) to determine if there is sufficient green space

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50033-35

While open spaces within a development are important, it is a managed/structured space with very limited biodiversity. It is equally, if not more, important to preserve and give access to natural/unstructured green space. Such natural spaces do not sit within a development, but outside of it. Development should not be permitted on the existing natural spaces, such as Wenny Road Meadow in Chatteris – once developed they cannot be reclaimed.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50033-36

Yes, but there should also be local policies for local requirements

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50033-37

Avoid hard standing. Do not build on land which acts as a natural balance pool (sponge) – holding water which is slowly released into the waterways and so avoid flooding. Wenny Road Meadow, and surrounding fields, acts as a sponge for East Chatteris.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50033-38

In the interim 'Market Town Masterplan for Growth' for Chatteris document – entitled "Chatteris: An Aspirational Community" and hosted on FDC's website;

50033 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
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https://www.fenland.gov.uk/media/15673/Growing-Fenland---Chatteris-InterimReport/pdf/Chatteris_Interim_Report_-_FINAL_VERSION.pdf On p.8, the document has the paragraph; However, there are some challenges in accessing the local countryside. Generally, the number of rights of way is somewhat limited. In a recent consultation "access to more parks and green spaces" was highlighted as the biggest priority for local residents. On p.10; Now, we need to combine these strengths to turbo charge our town and grow our prosperity, providing goo jobs, excellent education and green access. The new Local Plan needs to fulfil these 'green ambitions' for Chatteris.

In the same document, under Ambition 4), "Promote our aspirational community to the wider world", is the statement; We have chosen Chatteris Outdoors – to draw on the appeal of the local fen countryside, and the large number of outdoor pursuits in and around the town. Idea 4.1 (on page 18) has four key ideas. Two of them are; 1) In public consultation, when asked to prioritise a list of possible activities, Greater Outdoor Access was chosen as the top priority, outstripping other big priorities such as more regular buses, better career pathways, and a busier high street. 3) Health and outdoor activities are important attracting factors for younger generations and those with families. As we seek to become an aspirational community, this will help us draw in those who will bring vitality and opportunity to our town. These activities are also important for older members of the community for their own health and wellbeing.

From these two points it can be clearly seen that access to outdoor activities are important to Chatteris residents. A nature reserve at Wenny Road Meadow would help to fulfil this stated ambition. There is a local resident who is very interested in running a 'Forest School' from the meadow. With its closeness to two schools; Cromwell (which is expanding with a new primary school) and Glebelands, it would be an important educational assert for pupils learning about nature and the benefits of natural spaces.

The revised National Planning Policy Framework (2019), paragraph 170 states; 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

Wenny Road Meadow is both beautiful and intrinsic in character. The local community value its landscape and biodiversity. It provides to the local community an area for outdoor recreation (walking, photography, etc), access to a natural green space (physical and mental wellbeing) and is a window into the history of Chatteris. From these statements we believe the Wenny Road Meadow in Chatteris should not be part of a strategic allocation for development. Instead we believe it should be designated as a Local Green Space – Form C has been submitted to the Local Plan Team nominating the meadow for LGS status.

Much has changed since the previous Local Plan consultation. Chatteris residents are more knowledgeable about Wenny Road Meadow. On 12th October, Dr Sarah Spooner (a senior lecturer in landscape history at the University of East Anglia) hosted a local talk entitled "A Landscape History of Wenny Road Meadow". This helped residents to understand the history and importance of this parcel of land. Also, since 2014, many more local residents have become aware

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that Wenny Road Meadow has been allocated as a development site. In the last two years awareness of the Local Plan has risen. Many residents did not know a Local Plan was being created 2013/2014. With this increased awareness, and a better understanding of the Local Plan process and importance, residents are more determined to save Wenny Road Meadow from development and having it designated as a Local Green Space for future protection.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50033-39

- [ ] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [ ] **Attracting inward investment to Fenland and creating more jobs**
- [ ] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [x] **Good quality, accessible open space (parks, play areas, etc)**
- [x] **Genuine efforts to create areas for nature**
- [x] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50033-40

Preserving, and protecting, the existing natural green spaces within Fenland.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50033 Fenland Local Plan: Issues and Options Key Issues Report

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29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50012 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	M Sadie	First Name:	
Surname:	Heritage	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50012-1

Fenland is a rural area. This should be maintained and encouraged.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50012-2

All new housing should be affordable and compact 2040 is a good date for conclusion

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50012-3

NO. There should be affordable housing compactly built. This would limit the spread and help keep this a rural area

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50012-4

Please to work on the land would help a great deal. Otherwise do not spread industrial areas.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50012-5

Yes as it will focus 'the poweres that be'

Consultee

Title: Mrs
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Organisation:

Agent

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3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50012-6

More villages should be included

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50012-7

?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50012-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50012-9

I think special effort should be made for those wishing to develop outside of the boundaries. This would challenge developers and encourage them to respect boundaries

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50012-10

Option 2

Consultee

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Agent

Title:
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Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50012-11

Some show growth that would ruin the rural atmosphere

5c) Which option/s do you dislike and why?

50012-12

4 and 6

New Towns would be difficult to integrate into Fenland District Council
Corridor growth would make using the roads very industrialised and crowded

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50012-13

I think policies for all settlement in the hierarchy are needed

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50012-14

Yes

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	M Sadie	First Name:	
Surname:	Heritage	Surname:	
Organisation:		Organisation:	

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50012-15

Re-education is better than closing food outlets

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50012-16

Not particularly. I think people should be educated to care for their health

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50012-17

Yes – this is too important and needs requirement rather than just encuragement

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50012-18

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50012-19

There should be

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50012-20

Yes new homes should be more energy efficient and older ones should be improved

Consultee

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Agent

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First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50012-21

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50012-22

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50012-23

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50012-24

If there are sufficient wind/solar powered resources

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50012-25

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

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50012-26

Yes especially tree planting

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50012-27

Yes and educate people to use them

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50012-28

YES

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50012-29

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50012-30

Yes villages and towns should be individual

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title: Mrs
First Name: M Sadie
Surname: Heritage
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50012-31

I think grey water could be used to flush the toilets

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50012-32

Yes, there are insufficient moorings for boats on all Fenland waters – more temporary moorings

Consultee

Title: Mrs
First Name: M Sadie
Surname: Heritage
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

are required and more marinas for long staying boats

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50012-33

Yes, poor public transport

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Consultee

Title: Mrs
First Name: M Sadie
Surname: Heritage
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50012-34

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50012-35

If there was more efficient public transport – more people would use it. Nothing runs late at night and buses are infrequent. One train every two hours to Whittlesey is appalling!

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50012-36

There are not enough parking spaces in the towns and due to absent of policing cars and vans are parked anywhere legal or not.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

Consultee

Title: Mrs
First Name: M Sadie
Surname: Heritage
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50012-37

After discussions and public involvement

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50012-38

I don't know where the conservation areas are

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50012-39

It is essential that we keep, and maintain the open spaces we have. It would be good to plant wildflowers and trees to engage wildlife alongside paths and water courses.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50012-40

Park areas. Play areas. Wildlife areas. All green –some meowed frequently

25b) What do you think of the quality of open space in your area?

50012-41

Good but lacking wildlife areas

25c) Should the Plan identify other areas of open space to be protected?

50012-43

Yes or we will loose these spaces

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50012-44

Yes - when an area is delveloped open green places should be provided by law

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	M Sadie	First Name:	
Surname:	Heritage	Surname:	
Organisation:		Organisation:	

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50012-45

If Possiable

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50012-46

More concreate areas means more run off. Places being developed should, by law, include areas where the water can soak away

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50012-47

- [x] New buildings which have high energy efficiency and/or renewable energy included, such as solar panels
- [x] More genuinely affordable housing
- [ ] New homes which are easily adaptable and accessible for the disabled or elderly
- [ ] New homes which have room sizes of at least a minimum set size
- [ ] Attracting inward investment to Fenland and creating more jobs
- [x] New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;
- [ ] Investment in walking and cycling infrastructure
- [x] Good quality, accessible open space (parks, play areas, etc)
- [x] Genuine efforts to create areas for nature

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	M Sadie	First Name:	
Surname:	Heritage	Surname:	
Organisation:		Organisation:	

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50012-48

Hold consultations and PLEASE KEEP PEOPLE INFORMED!

50128 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Stephen	First Name:	
Surname:	Hodson	Surname:	
Organisation:	Hodsons	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50128-1

Steady growth in all areas especially education and employment.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50128-2

Whittlesey has seen higher growth than the target. It has benefitted by being close to Peterborough.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50128-3

Jobs could be manufacturing and once the Kings Dyke Bridge is built! In Whittlesey there are many hectares of vacant industrial land next door.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50128-4

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50128-5

Correct

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50128-6

Yes, the present free for all has expanded development into quality agricultural land beyond village [facilities/limits].

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50128-7

ii)

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50128-8

Boundaries should be set after consultation with locals.

Question 5: Growth Options

5a) Which option/s do you prefer?

50128-9

Option 3.

Consultee		Agent	
Title:		Title:	
First Name:	Stephen	First Name:	
Surname:	Hodson	Surname:	
Organisation:	Hodsons	Organisation:	

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50128-10

Option 3

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50128-11

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50128-12

No, let the market dictate.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50128-13

Agree

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50128-14

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50128-15

Was tried in Peterborough and was not successful.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50128-16

?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50128-17

Yes, as UK is well behind Europe on property insulations.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50128-18

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

50128-19

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50128-20

All new homes shold hava charging point. It would not be expensive.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50128-21

When gas is prohibited, air source heat exchanges can be installed outside and connected into existing home radiator system.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50128-22

[Taking/farming] of peat is already illegal!

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50128-23

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50128-24

No, let local councils provide allotments.

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50128-25

Yes, most definitely.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50128-26

Government has just released a design guide for housing. Fenland used to have an 'Architects Panel' to consider all planning applications, could [not] re-introduce now.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50128-27

Difficult now to say design should be restricted at all. Most Persimmon Homes for instance are the same wherever they are built.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50128-28

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50128-29

Years ago council housing was designed to 'Parker Morris' standards, this produced homes that had balanced storage/living/sleeping arrangements.

Question 14: Optional Standards

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50128-30

i), ii), iii) - all

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50128-31

Yes, as estate agent for 40 years modern spec houses have progressively become smaller with little storage space.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50128-32

Do not build 1 bed homes or flats, 2 beds minimum. Reintroduce terrace housing as the scheme in Norwich which won ARIBA design awards for 2019.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50128-33

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50128-34

Yes, towns could be greatly improved in Fenland especially Whittlesey by introduction of a marina off the Bower/Whittlesey river.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50128-35

Whittlesey is self-build capital of Fenland. It's not the Council's job to provide serviced plots leave it to the market.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50128-36

No

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50128-37

The widest basis for employment should be encouraged.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

50128-38

Yes, we obtained planning permission for Anker of Coates (now Burgess) for their agricultural sales and repair premises in Coates where the farmer customers are located.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50128-39

No, keep all options open.

19d) How should the Local Plan support the rural economy?

50128-40

See 19b.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50128-41

Yes, most certainly.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50128-42

No to protection, yes to leisure etc etc be encouraged to town centre and increase in residential uses.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50128-43

Remove all restrictions to allow maximum occupation of shop units.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50128-44

Keep as are.

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50128-45

Cannot say.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50128-46

Yes - VERY IMPORTANT

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50128-47

Public transport will have to be subsidised to improve services. Road pollution is a major worry in towns. A bypass for Whittlesey should be given priority.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50128-48

New homes should ideally have parking spaces on site, if not in communal secure areas.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50128-49

No

23b) Should the Plan identify buildings of local importance?

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

50128-50

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50128-51

No, conservation areas are accurate.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50128-52

By protecting and replacing hedgerows in the countryside and have good landscaping schemes for housing which are policed.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50128-53

i) Play space, ii) Amenity space

25b) What do you think of the quality of open space in your area?

50128-54

Ball games are often restricted.

25c) Should the Plan identify other areas of open space to be protected?

50128-56

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50128-57

?

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50128-58

Yes, most certainly.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50128-59

The Environment Agency gives guidance on which land can be built on. On-site mini lakes could be provided as the Persimmon site in East Delph, Whittlesey.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50128-60

Yes, Viability Statements have reduced the amount of social housing previously introduced in the current Local Plan. They should be made public. Large builders currently require 20% profit margin reducing to say 15% would allow more social housing.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50128-61

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [x] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [x] **Attracting inward investment to Fenland and creating more jobs**
- [x] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**

Consultee

Title:
First Name: Stephen
Surname: Hodson
Organisation: Hodsons

Agent

Title:
First Name:
Surname:
Organisation:

- ☑ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50128-62

Se previous notes.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50128-63

The Whittlesey Neighbourhood Plan appears to have stalled. Let the market dictate.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50128-64

No

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50128-65

Se previous notes.

50102 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Geoff	First Name:	
Surname:	Howes	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50102-1

The priority should be walking cycling and public transport. Additional stations should be opened at Turves and Kings Dyke to encourage commuting by train and the line to Wisbech should be re-opened to encourage people to get off the A47 and use public transport. There should be regular commuter services between Wisbech and Cambridge and between Wisbech and Peterborough. An hourly stopping service should be introduced between Peterborough and Cambridge. Whittlesey should have a circular frequent cheap bus service joining the estates to the town centre, doctors surgeries, leisure centre, bus station and rail station.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50102-2

Car parks at the station and the town centre in Whittlesey should continue to be free and marked out to a high standards

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title:
First Name: Geoff
Surname: Howes
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50112 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50112-1

big clear blue skies place for tourism healthy place to live

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50112-2

Yes, we are in need for more housing

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50112-3

locations should be in the town as they have the best transport infrastructure all employment is good

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50112-4

agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50112-5

too many categories should be 3 - towns, growth villages and limited growth villages

Consultee

Title: Cllr
First Name: Samantha
Surname: Hoy
Organisation: FDC/WTC

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50112-6

all villages in the current bottom 2 categories should be moved up to limited growth villages

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50112-7

yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50112-8

flexible

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50112-9

should follow an obvious line or progresion

Question 5: Growth Options

5a) Which option/s do you prefer?

50112-10

1,2 and 6

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50112-11

option 3 because one area may feel they have been dumped on

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50112-12

Option 1. Bespoke policies for each market town only

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50112-13

only to a limited degree

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50112-14

Absolutely not

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50112-15

yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50112-16

no

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50112-17

no - we should say we dont want any more turbines - we have had our fair share

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50112-18

maybe

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50112-19

no because they would then struggle with viability due to our low land values

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50112-20

no

Consultee

Title: Cllr
First Name: Samantha
Surname: Hoy
Organisation: FDC/WTC

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50112-21

no

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50112-22

no

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50112-23

no

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50112-24

no

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50112-25

no

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

Title: Cllr
First Name: Samantha
Surname: Hoy
Organisation: FDC/WTC

Agent

Title:
First Name:
Surname:
Organisation:

50112-26

no - the town councils have allotments that are never full

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50112-27

yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50112-28

no

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50112-29

yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50112-30

no

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50112-31

no

Question 14: Optional Standards

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50112-32

no

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50112-33

1 and 2 bed houses and flats are needed in Wisbech

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50112-34

no

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50112-35

norfolk

50112 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50112-36

dont know

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50112-37

no

18b) Should we allocate sites which are set aside only for self-build and custom build?

50112-38

yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50112-39

other uses should be allowed

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50112-40

no

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50112-41

transport

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50112-42

yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

encourage other types

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50112-43

yes

50112 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50112-44

private cars have to be a priority

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50112-45

no

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50112-46

yes

23b) Should the Plan identify buildings of local importance?

50112-47

yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50112-48

no

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

Consultee		Agent	
Title:	Cllr	Title:	
First Name:	Samantha	First Name:	
Surname:	Hoy	Surname:	
Organisation:	FDC/WTC	Organisation:	

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title: Cllr
First Name: Samantha
Surname: Hoy
Organisation: FDC/WTC

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50003 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Ruth	First Name:	
Surname:	Hufton	Surname:	
Organisation:	Doddington Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50003-1

Fenland will remain a good agricultural community, with associated industry. It will become more important as GB needs to feed itself. It will align itself more with the scientific hub which is Cambridge as a proving ground for the advancement of food production. The road structure will be improved so that Fenland is no longer a backwater, difficult to reach, and therefore unable to attract further industry, and the rail system will improve, to open up more of the area to commuters. The inherent rural nature of the area should remain, so that green and nature reserves are still in situ to enable residents to enjoy the peace and tranquillity of living in a rural area.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50003-2

If the last Local Plan is anything to go by, the period only makes sense where simple math is concerned (ie
550 dwellings pa). But some areas of the settlement hierarchy achieved their allocation very early on in the given period (2011 – 2031). This gave them a sense of false security, only to be shattered when they found that they were still xpected to grow further, and engendered a deep sense of unfairness.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50003-3

It is always seen as a good philosophy to over achieve – it makes for good reading in project plans. However, if as FDC and Fenland have failed in the last LP period to achieve what they set out to do, I cannot see that they are going to be more successful during the next LP period. I have no objection to the towns taking on more growth, as they have the facilities to enable this, but I would not be happy to see urban sprawl encroaching into the village space. Developers need to be legally made to build what they have permission for and not get into land banking.

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50003-4

First attract the industry – then facilitate the jobs. With current traffic infrastructure – employers are not likely
to want to bring industry into the area, when it is virtually impossible to move the resultant product because of lack of appropriate roads, rail etc. Fenland could become a hub for agriculture and all associated industry, including the science of agriculture, horticulture, etc. Jobs would follow.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50003-5

I guess it is the easiest method of allocation of the numbers required, but this is not always a thought through
Policy. I think that it is a misnomer that the biggest villages should be made to grow further whilst some of the smaller hamlets could and should be allocated small developments that do not face them with coalition.

People seem to wish to live in rural areas with the pleasure of wide open spaces and great views, and to make the larger villages take on more development reduces this and makes coalition with other settlements more likely

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50003-6

I think that there should be no categories. Why not identify areas where growth could be achieved Throughout Fenland, whether town, village or brownfield/greenfield, and look at what numbers could be achieved through this.
The current allocation system puts too much pressure on all areas, and allows developers carte blanche to build in inappropriate places and against the wishes of the people who live nearby.
I guess that this would be like a neighbourhood development plan for Fenland, but with the input of possible sites from each settlement.
This would surely make the planning so much easier, and enable any 106 monies to be allocated for projects to benefit the area near the development, by detailing them in the planning consent.

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50003-7

Please see the above comment.
I do believe that Growth Villages should be given a rest and moved to Limited Growth villages, if current
settlement hierarchy is used. This would give PC's and parishioners time to deliver ideas about further development without the pressure of having to do it without relevant thought..

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50003-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50003-9

I would support policy 4bi. With a hard border for the village settlement plus a flexible boundary for. A designated additional area outside the village border. The sustainability criteria are most important.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50003-10

Preferment for options 2 and 4

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50003-11

Option 2 – put housing where jobs and travel infrastructure is available.
Option 4 – New settlement would give required growth but in an area where it could achieve Maximum opportunity for cohesion with surrounding large towns like Peterborough, travel infrastructure and availability of jobs.

5c) Which option/s do you dislike and why?

50003-12

Proportional settlement growth – this would mean that growth villages take more of the allocation Again.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50003-13

Option3

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50003-14

Provided they can be met, Yes

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50003-15

No Nanny State is not what we need

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50003-16

Agree

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50003-17

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50003-18

As long as rural and important views are not obstructed

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50003-19

There could be areas allocated for low carbon/highly sustainable housing where normal housing wouldn't normally be acceptable. A bit like affordable housing exception sites, but strict rules and control would be needed.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50003-20

Building regulations are already high for new housing, therefore, ideally people should be encouraged to improve the efficiency of older housing which is where most carbon emissions occur in housing.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50003-21

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50003-22

Yes, but leave to Building Regulations

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50003-23

Yes – and to include provision for parking where not on the curtilage of the dwelling ie shared group/parking areas.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50003-24

Provided that you can prove that we can generate enough electricity to power all these changes plus all the electric cars that we are going to have to buy – otherwise this is pie in the sky.

Question 11: Minimise Carbon Losses from Wider Activities

50003 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Ruth	First Name:	
Surname:	Hufton	Surname:	
Organisation:	Doddington Parish Council	Organisation:	

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50003-25

No – you will upset a great many of the farmers in this region, who we rely on to produce our food.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50003-26

I think that this would open another loophole for developers. It could also use up farmland that would be better kept for agriculture. Most of the poor farmland has already been used for other purposes.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50003-27

Nice idea – but a look around Fenland will tell you that allotments are not taken up to the extent that we would like them to be. However, the lack of gardens in modern developments would make their inclusion more necessary.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50003-28

Footways are not maintained properly now, so many are without clean gullies, without kerbs (which Have been buried in generations of tarmac) and are full of potholes and trip hazards, so unless these are going to be maintained, then I can see no point in building them in the first place.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50003-29

Where amenities and infrastructure is concerned, a strategic design policy would be useful.

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

However, plans should allow for different shapes, sizes and design of homes (Poundbury is a great example).

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50003-30

Easy if you are starting from scratch but difficult where the layout is already in place and all we do is fill in gaps.

It is important that villages are not full of housing that is similar to that in other towns and villages. Our National High Streets have failed in lots of cases because they are all alike and full of the same retailers. We would rather see small developments of different size and style housing than medium and large scale Reason Homes, Persimmon etc houses that are clones of those in the next village

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50003-31

Lack of sufficient drainage and foul water disposal

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50003-32

This can be a pain to do and doesn't achieve much in reality. It could be suitable for a percentage of smaller dwellings on larger developments

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50003-33

Options I and ii only.

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

It will stop developers putting too many houses onto sites, give space and allow areas of relaxation to be incorporated.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50003-34

Reducing water useage helps reduce demand on the sewage network

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50003-35

More affordable houses of 2/3 bed size. Our Housing needs survey found that we have a sufficiency of high end homes and a dearth of terraced houses, flats and affordable first time buyer homes. We are also in need of small development of social housing. This will hopefully allow the younger people to live in the same village as their parents, and will change the demographic of the village from it's current older age profile.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50003-36

Yes –or something of its ilk.

15c) Should the plan encourage 'community-led' based housing schemes?

50003-37

Yes provided that Local people can be found who would be prepared to lead it

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50003-38

No

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50003-39

No need for moorings (no river!) but could not answer the caravan issue as we have not conducted a survey to find this out

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50003-40

Don't know

18b) Should we allocate sites which are set aside only for self-build and custom build?

50003-41

If the need is there

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50003-42

If suitable sites can be found elsewhere and the companies would be happy to move, then some sites already occupied by small factory units could be better utilised as building sites

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50003-43

Not qualified to answer

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50003-44

Useable road and rail links with the rest of GB.

19d) How should the Local Plan support the rural economy?

50003-45

Encourage more scientific industry which is agricultural related into the area

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50003-46

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50003-47

Unable to see how existing shops could be protected other than by reducing business rates, but do believe that leisure and recreational facilities should be encouraged

20c) Should the retail hierarchy be amended? What changes should be made and why?

50003-48

Encourage more one off shops, lower business rates to encourage more people to try retail
And ensure that people are aware of the opportunities within these areas for shopping, relaxation and recreation.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50003-49

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Reduce. Use empty retail premises to house people – if they live in the town centre, they are much more likely to use the remaining retail facilities, and the blight of empty premises would be put to good use by enabling town houses.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50003-50

Is out of centre retail going to fare any better than High Street shopping? This is where recreational and relaxation areas could come in.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50003-51

Yes. Unless they are past their sell by date and then they should be assessed for removal or upgrading.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50003-52

Other means of transport should be encouraged and enabled but the car is always going to be priority unless alternative useful infrastructure is in place.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50003-53

Number of car parking spaces should apply to new developments (Doddington should require a higher proportion than normal because of the paucity of public bus services and other means of transport), also car parking should be, where Public parking is essential (ie Doctor's surgeries, dental practices, libraries, school premises etc)

Question 23: Historic Environment

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50003-54

Yes otherwise we will never encourage new tourism in the area. There are other historic places to visit and history to be told and these should be taken into account alongside the obvious Wisbech Georgian beauties.

23b) Should the Plan identify buildings of local importance?

50003-55

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50003-56

The View from Benwick Road to St. Mary's church.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50003-57

Encourage local ideas like pond renovation and upkeep and tie this in with local primary and secondary schools. Encourage more tree planting and better upkeep and signing of archaeological and historic sites

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50003-58

Childrens play areas ; natural green space ; better size gardens – less houses!

We in Doddington would like to make the view from Benwick Road towards St. Mary's Church into a permanent open space or public park. This would make a beautiful permanent feature in the middle of the village, and would increase the facilities for people to walk, meet up and socialise. The view is already identified in the conservation plan as a place of special interest.

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

50003-59

I think that Doddington is well served for formal open space, we have two recreation fields, and areas where views to the village centre and the open fields are available. We should be careful not to infill these.

25c) Should the Plan identify other areas of open space to be protected?

50003-61

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50003-62

Lots of small open spaces can create problems with maintenance

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50003-63

If you think that this could work, and would not result in endless meetings at which no decisions are made,
As each sector fights for their own ideas, then it would certainly reduce the need for a number of staff with the attendant savings on salaries.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50003-64

There should be fewer developments where houses are rammed into tight spaces and where developments build too many houses too close together as this does not allow the rain to get away, and overwhelms the already inadequate drainage system

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50003-65

Section LP3 of the current Local Plan and the Fenland Infrastructure Delivery Plan (Oct 2015)

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Ruth	First Name:	
Surname:	Hufton	Surname:	
Organisation:	Doddington Parish Council	Organisation:	

states that ‘ development in Doddington & Wimblington will be appropriate provided that capacity at, or in the sewerage network leading to the waste water treatment in Doddington can be addressed’

This, eight years on, still has not happened, and we are still building houses that use the current facilities. This means that the only way that Doddington functions, is by the regular use of Anglian Water tankers coming into the village to take away the overflow from our systems. Developers are still allowed to connect into the existing system, and indeed are encouraged by Anglian Water.

Is it not possible for FDC to liaise with Anglian Water to see that this infrastructure is updated. At present what we get is bodged plans from developers which act as bolt-on projects onto an already inadequate system, when what we need is a root and branch restructure of our system.

Could we be advised when this situation is likely to change and could we be given a date that will be adhered to and when we will see a new waste water treatment plant installed in the village.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50003-66

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☑
New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

Consultee

Title: Ms
First Name: Ruth
Surname: Hufton
Organisation: Doddington Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50003-67

I have no information on which to base an answer.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50003-68

This would help

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50003-69

Availability of staff from FDC to attend meetings and to help with start up plans

50056 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Shanna	First Name:	
Surname:	Jackson	Surname:	
Organisation:	Swann Edwards Architecture Limited	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50056-1

Pro growth, supportive of existing businesses, educational and healthcare factilities.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50056-2

The end date of the Local Plan should not exceed the minimum requirements as situations can change considerably from year to year. If the Local Plan is written up with an end date of 2040, it will be based on more presumptions than if it was written with an end date of 2037. Therefore it is likely to become out of date sooner.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50056-3

We see no reason to deviate from the prescribed minimum housing target. If the housing targets are to be higher then the planning policies to support new housing should be more accommodating.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50056-4

Agree that there should be a settlement hierarchy.

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50056-5

There should be a category for linked settlements, recognising that some settlements act as a satellites Supporting amenities and services in other areas. The current hierarchy does not allow for the growth needed in the smaller settlements to support the larger ones. This would be consistent with paragraph 78 of the NPPF.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50056-6

Guyhirn should be moved up the hierarchy. It has excellent transport links given its proximity to the A47 and has existing amenities and services similar in scale and nature to other settlements in 'Limited Growth Villages'. Additional housing is required to support the existing services for the benefit of existing residents in Guyhirn.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50056-7

No, the current plan which does not have settlement boundaries is arguably more supportive of development than development area boundaries which can be more restrictive. However the current situation is that there is too much ambiguity in the policy and therefore the it would seem that planning permission is often withheld unnecessarily.

We would suggest that rather than having settlement boundaries, areas similar to green belts are introduced to clarify where development should not go but still allowing for flexibility for growth.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50056-8

A flexible policy would be more appropriate for the reasons given in 4a (above).

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50056-9

See second part of 4a (above). These areas could be between settlements to, for example, prevent merging or to clarify where the Council consider is open countryside.

Question 5: Growth Options

5a) Which option/s do you prefer?

50056-10

Option 1: Proportionate Settlement Growth would be most appropriate as it would allow for all existing settlements to grow which would help to sustain the existing settlements and their amenities. It would also seem that there is more market appetite for new dwellings/plots within the villages.

5b) What are the positive and negatives of the option/s?

50056-11

If there is a focus on the Market Towns/corridors or new settlements, the existing facilities within the villages are likely to be lost as there would be little new investment to help sustain them. We believe this would cause unnecessary harm to existing residents. It would also result in the loss of the charm of many of these typical fen villages.

5c) Which option/s do you dislike and why?

50056-12

We dislike options 2, 3 4 and 6 for the reasons set out above.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50056-13

Option 3 as each settlement is faced with its on specific issues.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50056-14

Only if it can include how this can be achieved/quantified through the planning process in order for it to be addressed within development.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50056-15

No as hot food takeaways aren't all unhealthy.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50056-16

Agree as large developments have the capacity to incorporate features to achieve healthy and safe communities.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50056-17

Would question how this would be assessed within a planning application and secured. Would have concerns with this as a requirement as technology changes very quickly and this could result

Consultee

Title: Ms
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Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
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in proposals being out of date or unachievable by the time development commences.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50056-18

Yes, this would focus them in an area and would prevent turbines being dotted about the countryside.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50056-19

As per 8a, would have concerns with how this is assessed and secured.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50056-20

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50056-21

Yes, however mindful of how this would be assessed and secured in a planning application.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50056-22

Yes

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50056-23

Could require the ability to be entirely electric based.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50056-24

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50056-25

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50056-26

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50056-27

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

13a) Do you think the new Plan should include a local design policy for the district?

50056-28

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50056-29

Yes as different settlements can have a distinctly different character and appearance

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50056-30

This could be used for larger developments as not sure how this would be achievable/practical for minor development.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50056-31

Would question how enforceable standards higher than the Building Regulations since the project would be signed off as complete by Building Control who would not be required to enforce the enhanced standards.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50056-32

No

50056 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Shanna	First Name:	
Surname:	Jackson	Surname:	
Organisation:	Swann Edwards Architecture Limited	Organisation:	

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50056-33

A mix of homes is required.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50056-34

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50056-35

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50056-36

Only if the Gypsy and Traveller community are happy with being placed next to the settled community.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50056-37

We are not aware of any.

Question 17: Park Homes and Houseboats

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50056-38

No evidence to support need/no need.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50056-39

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50056-40

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50056-41

Other uses could be allowed depending on sensitivity issues.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50056-42

By supporting workplace homes not just necessarily connected to agriculture/horticulture or

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

forestry.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50056-43

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50056-44

Shops should be protected however other town centre uses such as A3 uses are also appropriate in town centres.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50056-45

No suggested changes.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50056-46

No suggested changes.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50056-47

No suggested changes to the current Impact Assessment threshold.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50056-48

Yes

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50056-49

Whilst encouraging more sustainable means of transport is much more desirable, the rural nature of the District and the nature of public transport is such that private modes of transport will need to be accommodated.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50056-50

Yes in view of the answer above. See no reason to amend the current parking standards however reduced standards could be set for central locations of larger settlements with better transport links (ie the marked towns) where there isn't such a high dependency on private vehicles.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50056-51

Yes

23b) Should the Plan identify buildings of local importance?

50056-52

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50056-53

The area around the church in Tydd St Giles could be afforded more protection.

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50056-54

By identifying biodiversity 'hotspots' and buffer zones so that developers are aware from the outset where new development can/cannot be located.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50056-55

All new housing should provide appropriate outdoor space and all new buildings should provide appropriate natural greenspace.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50056-57

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50056-58

Not necessarily. Fenland is more rural than other Districts therefore it has less dense development and more open space. Common standards across the County may not be relevant or beneficial to Fenland.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50056-59

In planning applications consideration should be given to existing defences which protect sites and

Consultee

Title: Ms
First Name: Shanna
Surname: Jackson
Organisation: Swann Edwards Architecture Limited

Agent

Title:
First Name:
Surname:
Organisation:

often result in the land being much less at risk than identified in the Flood Zones set by the Environment Agency.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50056-60

We would suggest an infill policy which allows for new development amongst a collection of existing buildings in locations not necessarily identified within the settlement hierarchy, similar to the policy within the previous 1993 Local Plan.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50056-61

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☑
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☑
- **Investment in walking and cycling infrastructure** ☑
- **Good quality, accessible open space (parks, play areas, etc)** ☑
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50056 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Shanna	First Name:	
Surname:	Jackson	Surname:	
Organisation:	Swann Edwards Architecture Limited	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50056-61

No as this would be too restrictive in terms of growth. Would suggest a minimum guideline rather than a target.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50072 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Johnson	Surname:	
Organisation:	The Wisbech Society	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50072-1

As the â€˜Capital of the Fensâ€™, Wisbech has a rich culture and history as an inland port, with many beautiful buildings in close proximity to its town centre. In particular, Wisbech was described by the antiquarian, Sir Nikolaus Pevsner, as â€œone of the most attractive towns of East Angliaâ€ and the North Brink as â€œone of the most perfect Georgian streets of England.â€Wisbech is a key tourist destination within Fenland. Close to the North Norfolk coast, Wisbech attracts many visitors to its attractions, including, the National Trustâ€™s Peckover House, Octavia Hillâ€™s Birthplace House, Wisbech & Fenland Museum, Elgoodâ€™s Brewery & Gardens, Wisbech Castle, to name a few. Unfortunately, in recent decades, this important historic fabric has undergone much decline with some dereliction to some of its most prominent buildings, including the Wisbech Institute, Phoenix Hotel, Corn Exchange and a number of properties in the High Street. To arrest this decline and encourage property owners to maintain their properties, greater Planning and Conservation resource is required to support owners with grants and technical advice, backed up with enforcement and compliance actions where necessary. Some good work has begun, with the Heritage Lottery Fund (HLF) to restore properties in the High Street and the Wisbech Societyâ€™s HLF project to restore the chapel in the General Cemetery. This positive action can be built on to expand to the re-development of other buildings in the Town Centre Conservation Area and return them to community use.

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

50072-2

The UK Government's National Planning Policy Framework, February 2019, section 16. Point 187. states, 'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area ...' Point 188. states 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.' However, the Fenland District Council website, under 'Heritage:Listed Buildings and Conservation Areas' only includes sections on Listed Buildings, Article 4 Directions and Buildings At Risk but there is no public access to the lists of properties in these sections (the website only states that a Buildings At Risk List will be available in 2015??). There is no section that defines Buildings of Local Importance or identifies such properties. This should be rectified and a relevant section included in the FDC website, along with full lists of properties under each section. Wisbech has a number of properties within the Conservation Areas, which have no protections in place, but are of historic importance to our built heritage, including The Wisbech Institute and White Lion Hotel.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50072-3

The Wisbech Town Centre Conservation Area, should be considered for extension to include the area bounded by Queen's Road, Victoria Road and Churchill Road, including Tillery Field. This is a contiguous area of Victorian terraced and semi-detached houses, of a construction and style that merits some protection from inappropriate development and alterations.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

Consultee

Title: Mr
First Name: Ray
Surname: Johnson
Organisation: The Wisbech Society

Agent

Title:
First Name:
Surname:
Organisation:

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50098 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Raymond	First Name:	
Surname:	Jones	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
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Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

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8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

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9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

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Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50098-1

No, until gypsyâ€™s/travellers respect the local community and environment they donâ€™t deserve council funding. Facilities provided are quickly damaged or set on fire, rubbish strewn all over the place. Anyone in the immediate area are on guard for fear of theft or offers of bad building or property work.

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50098-2

Old brown field sites

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50098-3

No changes that reduce employment should be made

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50098-4

Food processing and packing to reduce the amount of tractors on the road

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50098-5

Public transport in rural areas

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

50098-6

Support local artisans and producers with an indoor market facility

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50098-7

Yes, Wisbech town should be prioritised for regeneration. It has a lot of history and some lovely buildings

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Yes

20c) Should the retail hierarchy be amended? What changes should be made and why?

50098-8

We need retail space for small producers in an indoor market setting. This would encourage people to the town centre and create employment/income opertunityâ€™s

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

Consultee

Title:
First Name: Raymond
Surname: Jones
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

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24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

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25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Consultee		Agent	
Title:		Title:	
First Name:	Raymond	First Name:	
Surname:	Jones	Surname:	
Organisation:		Organisation:	

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50098-9

Use rain water for domestic use

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50098 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Raymond	First Name:	
Surname:	Jones	Surname:	
Organisation:		Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50054 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Terry	First Name:	
Surname:	Jordan	Surname:	
Organisation:	Wisbech Town Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Terry
Surname: Jordan
Organisation: Wisbech Town Council

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50054-1

Wisbech Town Council considered, at its meeting on 18 November 2019, this consultation document.

The council did not wish to provide individual responses to all of the questions within the consultation response form but, instead, to respond with a few simple key messages, as follows:

- Wisbech Town Council is happy with the existing allocations (some of which are the subject of Broad Concept Plans) for housing and commercial development in Wisbech
- The Council wishes to see provision in the next Local Plan of an additional crossing over the River Nene
- The Council wishes to see the re-introduction of rail services for Wisbech
- The next Local Plan should include the provision of an additional secondary school in Wisbech The Town Council would be supportive of any proposals in relation to achieving dualling the A47.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee		Agent	
Title:		Title:	
First Name:	Terry	First Name:	
Surname:	Jordan	Surname:	
Organisation:	Wisbech Town Council	Organisation:	

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50049 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Clara	First Name:	
Surname:	Kerr	Surname:	
Organisation:	Huntingdonshire District Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

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5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

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Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
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Organisation:

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7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

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Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
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Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

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Should the Local Plan:

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Consultee

Title: Ms
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16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

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20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

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24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

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25a) What type of open space should new development provide?

Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50049-1

Huntingdonshire DC would like to raise several cross border 'strategic matters' as part of the Duty to Co-operate:

1. How the A141 improvements highlighted by the Combined Authority study connect and support the strategic transport routes in place and its potential implications on growth in the area.
2. The potential scaled growth in Chatteris and Whittlesey and any cross boundary implications that may arise for Huntingdonshire.
3. Huntingdonshire are open to working with Fenland on cross boundary issues arising from potential flood risk.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

☐ New buildings which have high energy efficiency and/or renewable energy included, such as solar panels

Consultee

Title: Ms
First Name: Clara
Surname: Kerr
Organisation: Huntingdonshire District Council

Agent

Title:
First Name:
Surname:
Organisation:

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50069 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Simon	First Name:	
Surname:	King	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50069-1

More prosperous and a population with higher aspirations

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50069-2

Agree

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50069-3

Agree

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50069-4

High value jobs in agricultural research

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50069 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Simon	First Name:	
Surname:	King	Surname:	
Organisation:		Organisation:	

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50069-5

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50069-6

ii)

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50069-7

Consultation with Parish Councils

Question 5: Growth Options

5a) Which option/s do you prefer?

50069-8

Option 1 and option 4 (the creation of a Wisbech Garden Town)

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50069-9

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50069-10

Prosperity and higher aspirations will be the most effective way of improving health

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50069-11

No

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50069-12

Disagree

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50069-13

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50069-14

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50069-15

Yes

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50069-16

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50069-17

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50069-18

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50069-19

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50069-20

Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50069-21

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50069-22

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50069-23

No

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50069-24

Yes

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50069-25

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50069-26

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50069-27

Lack of fast broadband in rural areas

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50069-28

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50069-29

Yes to all of the above

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50069-30

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50069-31

Mixed

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50069-32

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50069-33

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50069-34

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50069-35

Expansion of existing sites

Question 17: Park Homes and Houseboats

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50069-36

Yes

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50069-37

No

18b) Should we allocate sites which are set aside only for self-build and custom build?

50069-38

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50069-39

Encourage the development of high tech agribusiness

50069 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Simon	First Name:	
Surname:	King	Surname:	
Organisation:		Organisation:	

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50069-40

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50069-41

Encourage other types of development where appropriate

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50069-42

No

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50069-43

Yes: 500sqm

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50069-44

No

Questions 22: Transport

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50069-45

The Plan should encourage a mixed transport economy, including HCVs

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50069-46

Sufficient parking to accommodate multi car households

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50069-47

â€œPlasticâ€windows should be prevented or removed in Conservation Areas and from listed buildings

23b) Should the Plan identify buildings of local importance?

50069-48

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50069-49

A new area of open space as part of the Wisbech Garden Town proposal

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50069-50

Childrenâ€™s play, amenity greenspace, sports pitches and playing fields

25b) What do you think of the quality of open space in your area?

Insufficient

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50069-52

No

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50069-53

Create new open spaces that can double as flood lagoons and build Dutch-style houses in areas of high risk that can move up and down

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50069-54

Improving fibre connectivity is key to creating a more prosperous and sustainable Fenland

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title: Mr
First Name: Simon
Surname: King
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50125 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Ed
Surname:	Kings Dyke Business Park Ltd	Surname:	Durrant
Organisation:		Organisation:	Pegasus Group

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50125-1

For Fenland to continue to be a successful place it needs to provide a sufficient range of employment opportunities that are well located to the strategic transport network and higher order settlements. The Council should seek to expand established employment areas that are either well located to the larger settlements in the district or are well connected by both public and private transport.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50125-2

Whilst we have no comment to make on the detailed housing need figures it is clear that Fenland will experience significant housing growth over the plan period. Therefore, it is crucial that the emerging Local Plan also provides sufficient and diverse employment opportunities, on sites near to new homes or on the strategic transport network, to ensure that the District's housing growth does not result in dormitory settlements where residents commute out of the District due to the growth of employment sites not being delivered alongside new homes.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50125-3

The District should plan positively for residential growth in accordance with national policy. By setting targets higher than the minimum there will be more flexibility over the timing of sites coming forward to ensure that the Council is not found to have a deficit in housing supply sites. This would limit the impact of speculative developments being proposed on sites that have not gone through the development plan process.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50125-4

The Council should focus its employment growth around established employment areas that are

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

either on the edges of or well related to the larger settlements in the District. Alternatively, where these criteria cannot be met locations on the strategic transport network should be identified for further employment growth. The District will need to provide a range of employment opportunities and where appropriate larger sites should be allocated to deliver both commercial, retail and hotel uses so that they attract a range of users and create active and vibrant areas throughout the day.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50125-5

The settlement hierarchy is a useful tool and follows sound planning practices and national policy by focussing growth on the District's larger and more sustainable settlements. Notwithstanding this, the Council should not look to dismiss proposals for growth in or near to smaller settlements, or those not immediately on the edges of larger settlements, especially where such sites would still be well related to larger settlements or on the strategic transport network. Our client's site, to the south of the proposed realigned A605 is located between Whittlesey and Peterborough and as such is within a short distance of the populations of both settlements. Therefore, it's allocation will provide further employment opportunities to meet the needs of existing and future residents in a well-connected and sustainable location.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50125-6

As above, the settlement hierarchy should recognise opportunities for housing and employment growth in smaller settlements where they are well located to larger more sustainable settlements.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50125-7

Settlement boundaries can sometimes prevent new housing and employment development in sustainable locations. A more holistic approach to where development should be located should be taken based on the principles of sustainable development with the parallel aim of preventing the spread of urban uses into the countryside unless there are other material considerations that

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

would tip the planning balance in favour of the development sites in the countryside.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50125-8

As above. There needs to be flexibility for the decision makers to take into account wider material planning considerations, such as sustainability, when considering the acceptability of development proposals.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50125-9

We have no comment to make on the three options that are proposed for growth. However, restricting growth to specific percentages as per the adopted Local Plan risks acceptable sites in sustainable locations not being delivered where the prescribed percentages of development have already been met for certain settlements. The approach of focussing growth on the District's most sustainable rural communities such as Whittlesey is supported and as with the adopted Local Plan the growth of new homes should be matched by the provision of a sufficient range of employment opportunities to meet existing and future residents' needs.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50125-10

Whilst we have no real preferences over the three growth options, which would all look to allocate

Consultee

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Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

growth to Whittlesey, option 1 is likely to result in less sustainable forms of development in some of the smaller settlements.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50125-11

To enable the emerging Local Plan to be a succinct and useable document there should be more generic policy requirements that allow flexibility to deliver acceptable developments across the District based on the relevant material planning considerations.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50125-12

This should be dealt with on a site by site basis rather than using an artificial threshold based on housing numbers of employment floorspace. This is something that can be scoped out at the pre-application stage where a planning argument can be put forward for the wider planning benefits of the development of a specific site, which can then be used to inform the more comprehensive planning statement that will accompany any application.

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50125-13

Renewable energy generation on individual development proposals is not necessarily the most efficient way of delivering renewable energy generation infrastructure. A more holistic approach should be taken towards a development's energy needs and how they are met rather than focussing entirely on renewable energy technologies, especially as other approaches, such as increased levels of insulation, could deliver greater carbon savings.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50125-14

Should the emerging Local Plan adopt this approach then any increases in the energy efficiency of a building should be offset against any renewable technology requirement.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50125-15

This is just one of the material planning considerations that should be taken into account when considering the acceptability of proposals and it should not be necessary to have a specific planning policy requiring such consideration being made during the planning application process.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50125-16

See responses to 8a and 10a

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50125-17

The provision of electric charging points is inevitably going to be more prevalent in future development proposals. However, with the range of different producers of electric vehicles it would be more appropriate for developments to be required to install the infrastructure to facilitate the provision of electric vehicle charging rather than providing the charging points.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50125-18

Whilst this will inevitably come with time the provision of such developments over the plan period are unlikely to be economically viable and therefore such a requirement could restrict the growth of the District. Especially less economically viable developments like employment.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50125-19

Including this as a specific policy requirement could limit development opportunities, especially on smaller sites. In many cases the provision of landscaping and other undeveloped areas already act as sinks to capture carbon from the atmosphere.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50125-20

The provision of cycle and pedestrian infrastructure is a key part of any development proposal and is regularly delivered as part of the planning benefits of sites being delivered.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50125-21

Any such guidance could only ever be generic for such a diverse District as Fenland. Each site should be dealt with based on its merits rather than trying to conform to a generic design document.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50125-22

As above. Unless a site is located with a Conservation Area then design is something that can be adequately considered by the planning officer determining any application in consultation with urban design colleagues.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50125-23

Building for Life is a particularly generic tool that requires subject judgements to be made. The Council should not seek to allow such generic toolkits to influence development in the District.

Question 14: Optional Standards

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50125-24

New and employment areas should include a range of different compatible uses to ensure that they are vibrant and active throughout the day. However, alternative uses should only be considered where it has been demonstrated that there is no longer a requirement for an existing employment use to ensure that the District maintains an appropriate range of employment opportunities.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50125-25

Our client is promoting a potential C1 use on their site to the south of the realigned A605. This is in part to support the needs of the existing and proposed employment uses in the area but also nearby tourist attractions such as Must Farm Bronze Age Settlement and the sporting facilities at Stanground. The proposed site would represent a sustainable expansion of the established and successful employment sites in the area and should contain a diversity of employment uses.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50125-26

The proposed requirements for greater energy efficiency and renewable energy technology targets could represent barriers to employment growth if they don't provide sufficient flexibility to be taken into account alongside other material planning considerations.

19d) How should the Local Plan support the rural economy?

50125-27

The provision of suitable employment opportunities on the strategic transport network will mean

Consultee

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First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

that they will be within each reach of both the larger settlements and the more rural parts of the district allowing both the urban and rural economies to benefit.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50125-28

Whilst there is a need to strengthen the role of town centres there should be the acknowledgement that the retail market and people's shopping habits are changing. Therefore, retail provision should not only be restricted to land within settlements. Larger retail units and other uses with ancillary retail counters should also be planned for as part of mixed-use developments in sustainable locations.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

50125-29

The retail hierarchy needs to take into account the role that retail uses, such as those providing food, located alongside other employment uses have on limiting travel from employment areas and creating more vibrant and secure developments with a greater range of activity throughout the day.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50125-30

The National Planning Policy Framework 2019 already sets a threshold for when a retail impact assessment is required. Whilst this is higher than 500sqm it still represents a positive tool for directing new retail provision to appropriate locations. Therefore, the emerging Local Plan should not seek to impose a lower limit, that could potentially act as a barrier to growth in the District.

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50125-31

There is no reason why both cannot be achieved by locating new development in locations where users have a range of travel options.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50125-32

Parking standards can be an important tool in influencing development proposal but each site needs to be considered on its merits. Therefore, whilst it would be helpful to identify indicative parking standards, either maximum or minimum, there should the flexibility for the decision maker to take into account other material considerations.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50125-33

The provision of landscape and water attenuation features often deliver a net gain in biodiversity over land that is in arable use, or previously developed land. Therefore, these matters are routinely

Consultee

Title:
First Name:
Surname: Kings Dyke Business Park Ltd
Organisation:

Agent

Title: Mr
First Name: Ed
Surname: Durrant
Organisation: Pegasus Group

addressed through the planning application process.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50125-34

It is assumed that this relates to residential development and not employment provision. Whilst open space is inevitability a part of any employment provision requiring a certain percentage of a site to remain free of development would act as a significant barrier to development and may not result in the most efficient use of
land in sustainable locations.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50125-35

Areas at risk of flooding should not automatically be dismissed as development sites as different areas within a site could accommodate 'sacrificial uses' and still allow for the efficient use of sites in sustainable locations.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Ed
Surname:	Kings Dyke Business Park Ltd	Surname:	Durrant
Organisation:		Organisation:	Pegasus Group

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50125-36

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☑
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

50125-37

The creation of new jobs needs to focus on diversity of employment opportunities and not simply numbers. Moreover, the new jobs need to be located alongside established employment areas with good transport links to the homes and facilities of higher order settlements both within the District and outside it.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50125 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Ed
Surname:	Kings Dyke Business Park Ltd	Surname:	Durrant
Organisation:		Organisation:	Pegasus Group

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50079 Fenland Local Plan: Issues and Options Key Issues Report

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50079-1

Fenland should be a diverse, supportive community with opportunities for people of all ages to succeed and prosper

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50079-2

Does the plan need to catch up with the below target performance of recent years? 2040 is twenty years in the future and seems reasonable as long as everything else is considered on this time frame

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50079-3

There is no issue with going higher as long as plans to increase infrastructure are also included and the areas for development are well considered and consulted

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50079-4

The land isnâ€™t so much important as having the employers. I donâ€™t think we should strive for certain jobs just fostering a general area in which business can thrive

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50079-5

I agree

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50079-6

It looks very good

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50079-7

No changes, it needs time to bed in

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50079-8

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50079-9

Flexible

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50079-10

Local consultation

Question 5: Growth Options

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

5a) Which option/s do you prefer?

50079-11

Strategic growth

5b) What are the positive and negatives of the option/s?

50079-12

Positive of strategic is that itâ€™s been well planned and therefore should work better

5c) Which option/s do you dislike and why?

50079-13

Proportionate. It may result in growth in areas that donâ€™t want/need or are compatible with it

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50079-14

Option 1. Bespoke policies for each market town only

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50079-15

No

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50079-16

No

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50079-17

No

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50079-18

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50079-19

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50079-20

Possibly

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50079-21

No

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50079-22

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50079-23

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50079-24

No

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50079-25

No

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50079-26

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

50079-27

Yed

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50079-28

No

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50079-29

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50079-30

No

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50079-31

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50079-32

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50079-33

No

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50079-34

Yes I and ii

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50079-35

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50079-36

A variety, nothing specific

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50079-37

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50079-38

Yes

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50079-39

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50079-40

No idea

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50079-41

No

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50079-42

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50079-43

Yes

Question 19: Employment

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50079-44

Other uses allowed

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50079-45

No idea

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50079-46

Not that Iâ€™m aware of

19d) How should the Local Plan support the rural economy?

50079-47

By encouraging new business and supporting exist businesses

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50079-48

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50079-49

All

20c) Should the retail hierarchy be amended? What changes should be made and why?

50079-50

No

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50079-51

No

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50079-52

No

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50079-53

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50079-54

Yes

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50079-55

Yes

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

50079-56

Yes

23b) Should the Plan identify buildings of local importance?

50079-57

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50079-58

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50079-59

In any means possiblr

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50079-60

Parks and green areas

25b) What do you think of the quality of open space in your area?

50079-61

Good

25c) Should the Plan identify other areas of open space to be protected?

50079-63

Yes

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50079-64

No

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50079-65

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50079-66

No

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**

Consultee

Title: Mr
First Name: Peter
Surname: Lankfer
Organisation:

Agent

Title: Mr
First Name: Tom
Surname: Nellist
Organisation: Trundley Design

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50116 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Jacob
Surname:	Lifecrown Investments	Surname:	Lawrence
Organisation:		Organisation:	Geraint John Planning

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50116-1

The consultation document queries the need to include a settlement hierarchy policy within the new Local Plan. We are in agreement that a settlement hierarchy policy should be included within the emerging Local Plan as this will help to distribute development proportionately to the district's settlements. We advise that the Council should not just consider where within the hierarchy a settlement should be positioned, but also what levels of growth are acceptable at such locations. We note in the instance of Limited Growth Villages, that only a limited amount of growth should be considered however a larger proportion of growth is accepted at the Market Towns.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50116-2

We agree with the current settlement hierarchy contained within the 2014 adopted Local Plan (Policy LP3) and as illustrated below (see main attachment). The market towns, particularly March, contain sufficient local services and facilities to serve the needs of the local population and additionally the needs of the surrounding villages. March contains a number of transport facilities

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

including a train station which provides regular services to Birmingham New Street, Stansted Airport, Cambridge and Nottingham. The combination of these existing services, facilities and transport infrastructure ensures March can readily accommodate additional growth in order to meet additional housing needs forecast over the plan period.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50116-3

The Council is consulting upon two options regarding the review of settlement boundaries and the current flexible approach of no settlement boundaries. The reintroduction of settlement boundaries would be supported in order to define the settlement limits of the towns and villages included within the Local Plan.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50116-4

Our preference is Option ii) which comprises ‘a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met’. This type of policy would provide a settlement boundary of the settlements which will not be strictly controlled and therefore will allow certain forms of development to come forward. This is a beneficial policy as it will future proof the Local Plan by allowing adjoining sites to come forward to accommodate changing development needs.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50116-5

With regards to the market town of March, we have proposed a settlement boundary which provides a logical rounding off of the settlement whilst also including parcels of land to allow for the growth and expansion of March to meet the current and future needs of the settlement. This

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

proposed settlement boundary has been provided in Appendix B (see main attachment)

Question 5: Growth Options

5a) Which option/s do you prefer?

50116-6

The Council has proposed six growth options in total to deliver future growth in Fenland which we have reviewed in turn below. Our preference is Option 2: Market Towns Led Growth followed by Option 1: Proportionate Settlement Growth and Option 6: Corridor Growth. We consider it is Representations to Fenland Council Issues & Options November 2019 Land West of Wisbech Rd, Westry Lifecrown Investments Page 3 of 5

strategically worthwhile exploring all three options with the potential to combine all into one suitable growth option for the district.

5b) What are the positive and negatives of the option/s?

50116-7

Option 1: Proportionate Set tlement Growth

We support the strategy of each settlement receiving growth which is proportionate to the size of its population. This option ensures the correct amount of growth is distributed to the settlements accordingly and therefore does not overpower or isolate any settlements. We would suggest Market Towns are provided with the majority of growth, due to their ability to accommodate larger volumes of development, followed by Growth Villages and Limited Growth Villages.

Option 2: Market Towns Led Growth

Given that the current Market Towns of Wisbech, March, Chatteris and Whittlesey contain the highest population with the most establish services and transport links, it is a logical option to promote the growth of these settlements to deliver the majority of the housing and employment needs. This concentration of growth would result in the creation of strategic development and transport hubs which will serve the remainder of the district.

Option 3: Strategic G rowth at One or More Settlements

We would welcome this growth option of focusing development in one or more existing settlements. If this growth option was explored further, we would support the significant growth of one or two of the listed market towns, including March. The negatives of this growth option, however, includes the concentration of growth to only one or two areas which would consequently

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

limit growth at the remaining settlements. In order for the Council to meet its housing targets we consider this growth option may not be the best strategic option.

O pti on 4: N ew Se ttlement (s)

The growth option of concentrating growth at one or more entirely new settlement does not seem the most logical approach for development within the district. Although the Council would still allow for small development at existing towns and villages, it is considered these existing settlements will not gain the volume of growth they require. We would not be in support of this option.

Option 5: Small Site Focus

We would not be in support of the growth option of small site development. Although this option provides a short-term solution to a small amount of housing growth, it does not provide for sustainable and strategic growth. This option contains the risk of piecemeal development being approved in an attempt to meet the development targets. It is considered a growth option of both larger strategic sites and a limited number of small-scale sites would provide a more sustainable and logical method of development.

Option 6: Corridor Growth

This growth option of directing development to settlements located along main transport routes is supported. We consider the development of sustainable transport routes an important element of the emerging Local Plan. The Market Towns, including March, contain a number of transport services which can be further developed to provide district transport hubs which will connect these settlements to the surrounding areas. The development of these transport hubs would help to connect the secondary villages of the district to vital local services.

5c) Which option/s do you dislike and why?

50116-8

Option 3: Strategic G rowth at One or More Settlements
We would welcome this growth option of focusing development in one or more existing settlements. If this growth option was explored further, we would support the significant growth of one or two of the listed market towns, including March. The negatives of this growth option, however, includes the concentration of growth to only one or two areas which would consequently limit growth at the remaining settlements. In order for the Council to meet its housing targets we consider this growth option may not be the best strategic
option.

Option 4: New Settlement (s)

The growth option of concentrating growth at one or more entirely new settlement does not seem the most logical approach for development within the district. Although the Council would still allow for small development at existing towns and villages, it is considered these existing

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

settlements will not gain the volume of growth they require. We would not be in support of this option.

Option 5: Small Site Focus

We would not be in support of the growth option of small site development. Although this option provides a short-term solution to a small amount of housing growth, it does not provide for sustainable and strategic growth. This option contains the risk of piecemeal development being approved in an attempt to meet the development targets. It is considered a growth option of both larger strategic sites and a limited number of small-scale sites would provide a more sustainable and logical method of development.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50116-9

We have been instructed on behalf of, Lifecrown Investments, to prepare and submit representations to the Fenland District Council Issues and Options Consultation Document. The document was published in October 2019 with representations due to be submitted by 21st November 2019.

Lifecrown Investments are the site owner and promoter of the site known as Land West of Wisbech Road, Westry. The site lies on the edge of the Market Town of March. A site location plan has been attached to this representation at Appendix A.

These representations seek to respond directly to the key issues raised within the consultation document and will set out how the allocation of the proposed site would help the Council to deliver its housing number in a highly sustainable and logical location.

This submission should be read in conjunction with the separate response provided to the Call for Sites Consultation prepared on behalf of our client and provided under separate cover. In summary, the submitted representations have responded directly to the issues outlined in the published Issues and Options Consultation Document. We have conveyed our support for the reintroduction of a flexible settlement boundary policy which will allow for certain types of development to come forward throughout the district. Additionally, we suggest the new Local Plan follows a similar settlement hierarchy as the 2014 Local Plan, as shown in Table 1 above. From a detailed assessment of the six growth options our preference is Option 2 which focuses development to the Market Towns of the district. The site, Land West of Wisbech Road, is located within a logical and sustainable area, on the western periphery of the primary market town of March which benefits from good transport links. We would welcome the opportunity to discuss the site further with Fenland District Council during the new Local Plan Process.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50116-10

- ☑ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**

Consultee

Title:
First Name:
Surname: Lifecrown Investments
Organisation:

Agent

Title:
First Name: Jacob
Surname: Lawrence
Organisation: Geraint John Planning

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50089 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Karen	First Name:	
Surname:	Luck	Surname:	
Organisation:	Romain	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50089-1

An area which promotes environmentally friendly development, has regard to drastically lowering its carbon foot print and grows gradually to meet the needs of its population.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50089-2

Agree. This spans the time period in which we need to achieve carbon neutral living so development could be slower in the first few years but increase as technology and infrastructure develop.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50089-3

We should not go higher. The drainage issues, availability of work and low lying land are less suitable than many other areas for much increase in housing density.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50089-4

Small light industrial, additional food production and processing possibly linked to innovation in the food industry.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50089-5

Yes, so long as it doesn't penalise development for villages. Villages need services to connect them

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

to towns and will become disadvantaged without facilities. If Settlement Hierarchy can ensure fair distribution over time, I think it is a good idea.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50089-6

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50089-7

ii) because hard and fast rules could prevent as yet unforeseen opportunities.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50089-8

Option 1 Option 2

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50089-9

Option 1 People dislike change but proportional amount of change for everyone seems fair. Option 2 Developing Market Towns carefully could improve local facilities that villages could access too.

5c) Which option/s do you dislike and why?

50089-10

Corridor growth. It just creates a place with no centre, where everyone simple travels through. It puts any communal places such as hall, schools or public house at a ever increasing distance from the majority.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50089-11

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Each settlement has it's own strengths and issues, therefore each should have a bespoke plan.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50089-12

Yes

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50089-13

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50089-14

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50089-15

Absolutely vital.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50089-16

Yes but not just wind farms.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50089-17

Solar panels on all new roofing and on farm buildings.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50089-18

Absolutely essential. New development should not be allowed without significant regard to greater energy efficiency.

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50089-19

Yes. Essential

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50089-20

This should be required.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50089-21

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50089-22

Probably. Heat source pumps, possibly?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50089-23

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

50089-24

Yes Essential.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50089-25

Good idea but would need considerable thought. Get schools to adopt the nearest one to ensure use and teach children for the future?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50089-26

Good idea.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50089-27

yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50089-28

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50089-29

Regeneration, re-purposing or redevelopment of disused buildings.

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50089-30

Not sure what this is but avoid 'one solution fits all'.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50089-31

All. The population is ageing: future proofing for adaptability gives best value for money spent.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50089-32

In villages there is a need for a higher percentage than currently exists of small family homes. These need to be made affordable to local people.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50089-33

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50089-34

Yes

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50089-35

Would they want it? They might well prefer small dedicated development.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50089-36

You need to involve these groups in the decisions.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50089-37

Probably not: people who want to do this sort of build look at individual plots in villages.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50089-38

No. Find their own, just be more willing to grant permission.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50089-39

Public transport links might need improving

19d) How should the Local Plan support the rural economy?

50089-40

Actively encourage ideas for developments eg Woodland Walks in Parson Drove have brilliant idea which would provide many additional jobs but are struggling to get off the ground due to less than supportive planning restrictions. Planning must be proactive in supporting such ideas.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50089-41

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Encourage leisure and recreation.....but not just coffee shops!

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50089-42

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50089-43

Encourage walking, cycling and public transport but also recharging points for electric cars.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50089-44

Yes: let's aspire to do more than the minimum wherever possible.

23b) Should the Plan identify buildings of local importance?

50089-45

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50089-46

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50089-47

Depends on size and location. Aim for a mixture over Fenland.

25b) What do you think of the quality of open space in your area?

Good

25c) Should the Plan identify other areas of open space to be protected?

50089-49

yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50089-50

Perhaps but don't lower standards by doing so.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50089-51

Locate carefully. Build good drainage systems.

Consultee

Title:
First Name: Karen
Surname: Luck
Organisation: Romain

Agent

Title:
First Name:
Surname:
Organisation:

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50089-52

Maybe small dedicated waste water processing for small new developments and reuse grey water to improve water efficiency.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50089 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Karen	First Name:	
Surname:	Luck	Surname:	
Organisation:	Romain	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50095 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Barrie	First Name:	
Surname:	Luck	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50095-1

Agreed

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50095-2

Not higher. ANY number of new dwellings will bring challenges for FDC and others. I see no benefit in adding to those challenges.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50095-3

D/k

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50095-4

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50095-5

I can't claim detailed knowledge, but it looks about right.

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50095-6

d/k

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50095-7

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50095-8

hard boundary

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50095-9

Too big a question, other than to say that the boundaries should limit sprawl.

Question 5: Growth Options

5a) Which option/s do you prefer?

50095-10

Proportionate growth for homes, but Market Town led for jobs.

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50095-11

Proportionate growth for jobs is an unhelpful concept, in a village with, say, 5 jobs, where a modest % increase equals either a fraction of a person (which is impossible) or 1 person (which is pointless).

5c) Which option/s do you dislike and why?

50095-12

New settlements is "pie in the sky".

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50095-13

Option 1. Bespoke policies for each market town only

Purely for the reasons of workload and practicability. "Bespoke policies for all settlements in the settlement hierarchy" would be an unduly large task, for little additional benefit.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50095-14

Yes

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50095-15

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50095-16

Agree. And, as well as the assessment, I'd get them to actually provide some beneficial infrastructure - eg play ground.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50095-17

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50095-18

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50095-19

d/k

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50095-20

Yes

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50095-21

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50095-22

Yes. Require it

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50095-23

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50095-24

Not sure. Good idea, but maybe too bold?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50095-25

d/k

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50095-26

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50095-27

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50095-28

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50095-29

d/k

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50095-30

d/k

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50095-31

d/k

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50095-32

d/k, but if such tools exist, then why not?

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50095-33

2 because we need to reduce the amount of all resources that we use, inc water. & 3 because we are ageing, as a population, which creates a need for better access and it's easier to design it in, rather than retrofit.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50095-34

no

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50095-35

In TSG, small homes, for small families (1 or 2 persons, either young - 1st home - or elderly). 50% social.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50095-36

If there is need, that is not otherwise being met, then "yes". Of course.

15c) Should the plan encourage 'community-led' based housing schemes?

50095-37

d/k, though I see no harm in it.

Consultee

Title:
First Name: Barrie
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Organisation:

Agent

Title:
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Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50095-38

Not as an integral part of the "large site", but as a separate site. If there is tension between the 2 communities, thrusting them into the same space is not a solution.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50095-39

d/k

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50095-40

d/k

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50095-41

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50095-42

No. I am keen on self build, but that goes too far.

Consultee

Title:
First Name: Barrie
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Title:
First Name:
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Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50095-43

Allow other uses

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50095-44

d/k

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50095-45

d/k

19d) How should the Local Plan support the rural economy?

50095-46

Too big a question.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50095-47

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50095-48

Allow other types of carefully selected development, which encourage visits to town centres

Consultee

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20c) Should the retail hierarchy be amended? What changes should be made and why?

50095-49

To put all the focus on Wisbech and March puts other towns at risk of losing their lifeblood. Better to have 5/6/7 or so viable town centres than 2 thriving ones and a number of ghost towns. Put Wisbech and March lower in the heirarchy.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50095-50

d/k

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50095-51

d/k

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50095-52

Absolutely yes. There is no point in a policy to encourage new infrastructure, if you don't protect the existing.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

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Title:
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Organisation:

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Title:
First Name:
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Organisation:

50095-53

yes

23b) Should the Plan identify buildings of local importance?

50095-54

yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50095-55

yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50095-56

Childrenâ€™s play Natural green space Allotments

25b) What do you think of the quality of open space in your area?

Acceptable

25c) Should the Plan identify other areas of open space to be protected?

50095-58

yes

Consultee

Title:
First Name: Barrie
Surname: Luck
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50095-59

yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50095-60

Some of the questions are too big for a survey of this type.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50095-61

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☑ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☑ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**

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6 Genuine efforts to create areas for nature ☐

7 Protecting the character of towns, villages and the countryside ☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50095-61

yes

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50044 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Debbie	First Name:	
Surname:	Mack	Surname:	
Organisation:	Historic England	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50044-1

We suggest that the Vision for Fenland should include reference to growth in Fenland to reflect the historic environment and landscape character of the area.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50044-2

Any proposals for new employment land should consider the potential impact on the historic environment. Our advice note (HEAN) 3 on Site Allocations in Local Plans offers information on a methodology for site selection assessment:
<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>
This applies equally to site assessment for employment land as well as housing land allocations. Further detail is given on this aspect later in the letter.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Consultee

Title: Ms
First Name: Debbie
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Organisation: Historic England

Agent

Title:
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Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50044-3

If the Plan is to include settlement boundaries, we would still expect site allocations to be clearly demarcated in the Plan (even if they lie within settlement boundaries) to provide transparency and clarity on the Plan.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50044-4

In determining settlement boundaries, it is important that careful consideration is given to the need to prevent erosion of the countryside, prevent encroachment and coalescence of communities in order to maintain their distinct historic settlement pattern and identity.

Question 5: Growth Options

5a) Which option/s do you prefer?

50044-5

Historic England has no preference on the specific geographical spilt or type of housing required, however we recommend that the density, scale, character and detailed designed of new housing be appropriate for its context. The capacity for an area to accommodate new housing development whilst maintaining its historic environment should be a key consideration, so that the quality and character of neighbourhoods, towns and villages is conserved. Integrating consideration of the historic environment into plan making alongside other considerations is a key principle of sustainable development.

Consultee

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Allocation of new housing sites should be considered in the most sustainable locations and densities and character should reflect that of the surrounding area. This approach will require a careful and detailed analysis of locations to ensure that distribution of housing is appropriate. The historic environment is a critical factor in this analysis in terms of considering the ability of sites and locations to accommodate new housing without undue harm to heritage assets and their settings.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50044-6

Bespoke policies for settlements can be helpful in addressing particular local character issues and helping to ensure the individual unique characteristics of particular settlements are maintained. Option 2 would seem a reasonable compromise allowing sufficient detail for the larger settlements whilst avoiding an overly detailed and lengthy Plan.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

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Agent

Title:
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Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50044-7

It is suggested that a policy approach to Climate change, sustainable design and energy efficiency should take into account the historic environment.

We invite a specific policy relating to the inclusion of renewable technologies within Conservation Areas and with regard to historic buildings and the wider historic landscape. A sustainable approach should secure a balance between the benefits that such development delivers and the environmental costs it incurs. The policy should seek to limit and mitigate any such cost to the historic environment.

Listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirements of the Building Regulations where compliance would unacceptably alter their character and appearance. Special considerations under Part L are also given to locally listed buildings, buildings of architectural and historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

In developing policy covering this area you may find the Historic England guidance Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historically and traditionally constructed buildings <https://content.historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl/heag014-energy-efficiency-partlL.pdf/> to be helpful in understanding these special considerations.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Consultee

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Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50044-8

It is suggested that a policy approach to Climate change, sustainable design and energy efficiency should take into account the historic environment.

We invite a specific policy relating to the inclusion of renewable technologies within Conservation Areas and with regard to historic buildings and the wider historic landscape. A sustainable approach should secure a balance between the benefits that such development delivers and the environmental costs it incurs. The policy should seek to limit and mitigate any such cost to the historic environment.

Listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirements of the Building Regulations where compliance would unacceptably alter their character and appearance. Special considerations under Part L are also given to locally listed buildings, buildings of architectural and historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

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Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

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10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50044-9

Historic England would welcome a strategic design policy for the District. The Plan should have a clear design vision and design policy that is grounded in an understanding and evaluation of the areas defining characteristics. It is important to demonstrate that you have evaluated as understood the defining characteristic of the areas as part of your evidence base for the local plan in order to identify appropriate design opportunities and policies, being sympathetic to local character and history including the surrounding built environment and landscape setting and establishing a strong sense of place.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50044-10

In addition to a strategic design policy there could be merit in different local design policies for the

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main market towns to reflect and promote their own unique character and identity. It is important that the evidence base understands and articulates the different characters of the areas/towns/villages.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

Consultee

Title: Ms
First Name: Debbie
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Organisation: Historic England

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16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage

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Organisation:

people to shop and visit?

50044-11

High streets and retail in general are under considerable pressure at the present time. The Local Plan should seek opportunities to support High Streets and enhance the historic environment of these areas. The retention of original/historic or significant shopfronts elements are often integral to the character of these buildings and that of the wider street scene. The Local Plan should highlight the importance of retaining or restoring historic shopfront features. This is both in terms of the positive contribution historic shopfronts make to the character of an area, but also the economic benefit of providing traditional and bespoke shopping units to shopowners. A good example of how historic shopfronts can positively contribute to an area both aesthetically and economically is where Derby City Council teamed up with English Heritage (now Historic England) to help restore an area of Victorian and Edwardian shops, the Strand. The restoration of a number of shops within the area has meant that a previously underused section of the city provides bespoke shopping, now sees a much larger footfall and is considered to be a national success. The council have also seen a ripple effect of surrounding properties being restored.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50044-12

Historic England supports sustainable transport options, however in order to be sustainable the

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policy must ensure that subsequent transport schemes consider the historic environment. We would expect to see schemes assess their impacts upon townscape, historic landscape and heritage assets and design accordingly. New roads, cycle paths and associated infrastructure, including signage and hard standings for example, will result in impacts on landscape and townscape. As such Historic England would want to be reassured that matters of siting, location and design will conserve the historic environment of the area. Therefore, it is important to ensure that transport appraisals properly assess all potential impacts on the historic environment to an appropriate level of detail. The policy should therefore include a criterion to this effect.

Consideration of streetscape, particularly given the issues of connectivity and traffic management is an area for exploration. For streetscape improvements we would refer you to the Streets for All publications <https://historicengland.org.uk/images-books/publications/streets-for-all/>. These documents provide updated practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations. It sets out means to improve public spaces without harming their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements.

The advice draws on the experience of Historic England's planning teams in the development of highways and public realm schemes. Case studies show where highways works and other public realm schemes have successfully integrated with and enhanced areas of historic or architectural sensitivity.

Please also see our advice for highways engineers and designers: <https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/highway-engineers-and-designers/>

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50044-13

We include some details advice in respect of the historic environment and Local Plans for consideration in the preparation of the forthcoming Plan.

It is important to note that the historic environment encompasses more than only streets and buildings. It includes designated heritage assets such as listed buildings, conservation areas, Registered Parks and Gardens and scheduled monuments as well as non-designated heritage assets such as local listed buildings, sites of archaeological importance, local green spaces, and undiscovered/unknown heritage assets. It also includes less tangible aspects of cultural heritage

Consultee

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which contribute to local traditions and sense of place.

We expect to see appropriate references to setting in policies. Although setting itself is not a designated heritage asset, it can be a key aspect of a heritage asset's significance. As with assessing the impact of site allocations on setting, with a site specific allocation, it is important to understand the significance of any heritage asset/s, and their setting/s, that would be affected by the site allocation in order for the policy to reflect these considerations. This involves more than identifying known heritage assets within a given distance, but rather a more holistic process which seeks to understand their significance and value. Whilst a useful starting point, a focus on distance or visibility alone as a gauge is not appropriate. Site allocations which include a heritage asset (for example a site within a Conservation Area) may offer opportunities for enhancement and tackling heritage at risk, while conversely, an allocation at a considerable distance away from a heritage asset may cause harm to its significance, reducing the suitability of the site allocation in sustainable development terms. We would expect to see this reflected in the policy wording and supporting text.

The forthcoming Local Plan should recognise the interrelationship between the historic environment and landscape. It would be helpful however to acknowledge that the landscape itself constitutes part of the historic environment and is not a separate entity to it. The position of hedgerows and field markings for example shows how the land was used in the past, and the position and siting of access points, tracks and footpaths often indicate the historical way people would access and travel through the landscape. These features can be a powerful visual remnant of more rural heritage and traditions. The layout of the landscape, its undulations and wider views can have historic significance as well as landscape significance so it is important to acknowledge this in the Plan. The east of England is rich in the designed landscapes of parks and gardens, and the built and natural environments they contain; these are as important to national and indeed international culture as our buildings.

The conservation and enhancement of the historic environment can bring a range of multi-faceted benefits which can help achieve spatial planning goals. Recognising the role the historic environment has to play in creating locally distinct places can help improve economic prospects for places within the Plan area through tourism for example or heritage-led regeneration. It can help improve well-being for local residents, and promotes an understanding of local history and identity. It is important to see the opportunities that some developments may have in enhancing the historic environment through public realm improvement, allowing public access or better revealing significance. A coordinated appreciation of the historic environment which addresses both the heritage assets themselves and their setting will reinforce their integrity and therefore will help ensure that historic places and spaces continue to provide long term public benefits. An integrated approach to policy preparation which recognises the social, economic and environmental dimensions of the historic environment and which seek to conserve this irreplaceable resource maximise the effect heritage assets can have.

It is advised that the forthcoming Local Plan address non-designated heritage assets such as locally listed buildings. The Local Plan should also address Heritage at Risk both on the National Register and on the local register. Robust provision for these heritage assets will increase the soundness of your forthcoming plan.

50044 Fenland Local Plan: Issues and Options Key Issues Report

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Title:	Ms	Title:	
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The Local Plan should be locally specific to Fenland. It should reference the types of heritage assets which make up the stock of designated and non-designated assets within the Plan area. It would be helpful to describe the types and nature of settlements which characterise the area. These vary between the towns and villages within the District. At the Strategic level, the Plan should recognise the irreplaceable nature of the historic environment and heritage assets, it should convey the importance of the historic environment and how it helps creates a sense of local distinctiveness and contributes towards the creation of high quality places that people want to live and work in. The need to conserve or enhance the historic environment should be referred to explicitly.

It is recommended that any forthcoming historic environment policies reference to how proposals should address technical archaeological matters.

We recommend the inclusion of a focused section or chapter within any forthcoming Local Plan on the landscape, heritage and design within the consultation document.

A positive strategy for the Historic Environment

Paragraph 185 of the NPPF requires Local Plans to set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment. Ideally the strategy should offer a strategic overview including overarching heritage policies to deliver the conservation and enhancement of the environment.

A good strategy will offer a positive holistic approach throughout the whole plan whereby the historic environment is considered not just as a stand-alone topic but as an integral part of every aspect of the plan, being interwoven within the entire document. So policies for housing, retail, and transport for example may need to be tailored to achieve the positive improvements that paragraph 8 of the NPPF demands. Site allocations may need to refer to the historic environment, identifying opportunities to conserve and enhance the historic environment, avoid harming heritage assets and their settings and may also be able to positively address heritage assets at risk. The plan may need to include areas identified as being inappropriate for certain types of development due to the impact they would have on the historic environment.

A good strategy will also be spatially specific, unique to the area, describing the local characteristics of the borough and responding accordingly with policies that address the local situation. We would expect references to the historic environment in the local plan vision, the inclusion of a policy/ies for the historic environment and character of the landscape and built environment, and various other references to the historic environment through the plan relating to the unique characteristics of the area.

Evidence based

For a local plan we would expect to see a comprehensive and robust evidence base for the historic environment. Any evidence base should be proportionate. Sources include:

National Heritage List for England. Www.historicengland.org.uk/the-list/ <http://www.historicengland.org.uk/the-list/>
Heritage Gateway. Www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>

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Historic Environment Record.
National and local heritage at risk registers. Www.historicengland.org.uk/advice/heritage-at-risk <http://www.historicengland.org.uk/advice/heritage-at-risk>
Non-designated or locally listed heritage assets (buildings, monuments, parks and gardens, areas)
Conservation area appraisals and management plans
Historic characterisation assessments e.g. the Extensive Urban Surveys and Historic Landscape Characterisation Programme or more local documents.
Www.archaeologydataservice.ac.uk/archives/view/EUS/ <http://www.archaeologydataservice.ac.uk/archives/view/EUS/>
Environmental capacity studies for historic towns and cities or for historic areas e.g. the Craven Conservation Areas Assessment Project. Www.cravendc.gov.uk/CHttpHandler.ashx?id=11207&p=0 <http://www.cravendc.gov.uk/CHttpHandler.ashx?id=11207&p=0>
Detailed historic characterization work assessing impact of specific proposals.
Heritage Impact Assessments looking into significance and setting.
Green Belt studies.
Visual impact assessments.
Archaeological assessments.
Topic papers

Non-designated Heritage Assets

In national policy terms, 'non-designated heritage assets' (including those on a local list) are recognised as having a degree of significance meriting consideration in planning decisions. Paragraph 197 of the National Planning Policy Framework states that decisions on applications affecting such assets will require a balanced judgment that has regard to the significance of the asset and any harm or loss: <http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/12-conserving-and-enhancing-the-historic-environment/>

Government guidance recognises that local lists and local criteria for identifying non-designated heritage assets are a positive thing and can help with decision-making: <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/what-are-non-designated-heritage-assets-and-how-important-are-they/>

We would recommend that as a minimum a local authority has established criteria for identifying non-designated heritage assets, and ideally has a local list of assets linked to planning policies in their Local Plan. A good example is Peterborough: <http://www2.peterborough.gov.uk/environment/listed_buildings/locally_listed_buildings.aspx>

There are enough appeal cases to indicate that inspectors regard non-designated heritage assets, and something on a local list, as an important material consideration in planning decisions. In fact, where there isn't a local list, some inspectors have been unable to give as much weight to a non-designated heritage asset. Our website contains a number of appeal cases and if you search for 'locally listed heritage asset' or 'non-designated heritage asset', you will get relevant ones: <http://www.historicengland.org.uk/advice/hpg/planning-cases/>

Robust provision for these heritage assets will increase the soundness of your forthcoming plan.

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General comments on historic environment policy wording, including for site allocations

It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.
To that end we make the following suggestions for consideration when drafting site allocation policies.

A) The policy and supporting text should refer to the designated assets and their settings both on site and nearby. By using the word 'including' this avoids the risk of missing any assets off the list.
B) The policy should use the appropriate wording from the list below depending on the type of asset e.g. conservation area or listed building or combination of heritage assets
c) The policy and supporting text should refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set back/breathing space etc.
D) The NPPF is very clear on the importance of setting of all assets - further advice about settings is given in our advice note and also in the PPG. However, settings are not protected in and of themselves. It is the harm to significance that may be caused by development within the setting of an asset which is key. Try to work this into the policy or at least supporting text.
E) The NPPF uses the words 'conserve and enhance' and 'sustain and enhance'.
F) PPG explains in more detail what is meant by conservation and enhancement of the historic environment. Here the wording is 'conserved and where appropriate enhanced.
G) The NPPF is newer than the legislation.
H) Local Plans need to be consistent with the policies in the Framework

Where a site has the potential to affect a heritage asset, we would expect to see the following typical wording within the policy:

combination of heritage assets - 'Development should conserve/sustain or where appropriate enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of an asset).'
This is based on the wording in the NPPF and Planning Practice Guidance Paragraph: 002 Reference ID: 18a-002-20190723 Revision date: 23 07 2019

listed building 'Development should preserve the significance of the listed building (noting that significance may be harmed by development within the setting of an asset).'.
This is based on the wording in Part 1, Chapter 1, paragraph 1 (3) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

conservation area 'Development should preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting'.
This is based on the wording in Part 2, paragraph 69 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 200 of the NPPF.

Note that if you refer to character …appearance, use the word 'or' not 'and'

registered park and garden -'Development should conserve or enhance the significance of the

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registered park and garden assets (noting that significance may be harmed by development within the setting of an asset).'

scheduled monument 'Development should conserve or enhance the significance of the scheduled monument (noting that significance may be harmed by development within the setting of an asset).'

Or instead of the words in brackets you could add the following sentence

'This includes any contribution made to its significance by its setting.'

23b) Should the Plan identify buildings of local importance?

50044-14

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50044-15

Landscape parks and open space often have heritage interest, and it would be helpful to highlight this. It is important not to consider 'multi-functional' spaces only in terms of the natural environment, health and recreation. It may be helpful to make reference in the text to the role that green infrastructure can have to play in enhancing and conserving the historic environment. It can be used to improve the setting of heritage assets and to improve access to it, likewise heritage assets can help contribute to the quality of green spaces by helping to create a sense of place and a tangible link with local history. Opportunities can be taken to link green infrastructure networks into already existing green spaces in town or existing historic spaces such as church yards to improve the setting of historic buildings or historic townscape. Maintenance of green infrastructure networks and spaces should also be considered so that they continue to serve as high quality places which remain beneficial in the long term.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

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25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50044-16

Thank you for consulting Historic England on Fenland Local Plan Issues and Options Local Plan stage, Call for Sites and Sustainability Appraisal Scoping. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome the opportunity to comment on the Issues and Options consultation and Call for
Sites.

Call for Sites

Whilst Historic England does not advocate particular sites, we suggest that our published guidance and advice are consulted as you are evaluating sites being brought forward from other parties. It is important to take account of the historic environment when deciding upon which sites will be carried through to the Local Plan.

Site Allocations

Historic England advocates a wide definition of the historic environment which includes not only those areas and buildings with statutory designated protection but also those which are locally valued and important, as well as the landscape and townscape components of the historic environment. The importance and extent of below ground archaeology is often unknown, although information in the Historic Environment Record (HER) will indicate areas of known interest, or high potential where further assessment is required before decisions or allocations are made. Conservation and archaeology staff within the relevant councils should be consulted on matters relating to archaeology, landscape/townscape and the historic environment generally.

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We often find that while some of the sites in a Plan identify heritage assets as potential constraints, this is not consistently done for all sites and all heritage assets. There also can be limited information in documents on how sites might be developed, making it difficult for Historic England, and others, to assess their full impact. We are keen that allocated sites include development criteria to guide future proposals, including references to the historic environment where needed (this follows the national Planning Practice Guidance). There is a danger to both heritage assets and potential developers of allocating sites without such criteria and establishing the principle of development without guidance on the issues that need to be addressed at the planning application stage. The significance of heritage assets, and the potential impact of allocations on that significance, will need to be understood and justified.

It should be noted that there are areas of archaeological interest beyond scheduled monuments and historic landscape issues beyond registered historic parks & gardens. Wider archaeological and landscape/townscape impacts are important considerations and need to be factored into site assessment. The possible cumulative impact of a number of site allocations in one location could also cause considerable harm to the historic landscape/townscape.

All sites should be scoped for archaeological potential before taking them forward to the next stage, as there is a high likelihood of archaeological sites not on the HER. Archaeological assessment and evaluation should be in line with the NPPF and best practice guidance so that impacts can be assessed at the earliest opportunity.

Assessing sites

We note that you have set out your proposed approach to site assessment and selection in the Site Assessment Methodology Report.

We note that you are proposing a two stage process a) distance based followed by b) asking your Conservation Officers/ourselves at Historic England and also the County Archaeology team.

We would comment at this stage that it is unlikely that we will have the capacity to consider all of your sites (given our resources and the 6 counties that we cover), although we may be able to provide focused comments on a selection of sites, depending on our capacity at the time.

We do however provide you with detailed advice below on site assessment methodology.

Our advice note 3 on site allocations in local plans sets out a suggested approach to assessing sites and their impact on heritage assets. It advocates a number of steps, including understanding what contribution a site, in its current form, makes to the significance of the heritage asset/s, and identifying what impact the allocation might have on significance. This could be applied to the assessment and selecting of sites within a plan.

In essence, it is important that you
a) Identify any heritage assets that may be affected by the potential site allocation.
B) Understand what contribution the site makes to the significance of the asset
c) Identify what impact the allocation might have on that significance
d) Consider maximising enhancements and avoiding harm

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e) Determine whether the proposed allocation is appropriate in light of the NPPFs tests of soundness

In assessing sites it is important to identify those sites which are inappropriate for development and also to assess the potential capacity of the site in the light of any historic environment (and other) factors.

If a site is allocated, we would expect to see reference in the policy and supporting text to the need to conserve and seek opportunities to enhance the significance of on-site or nearby heritage assets (noting that significance can be harmed by development within the setting of an asset), the need for high quality design and any other factors relevant to the historic environment and the site in question.

Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal with the Planning Practice Guidance stating "where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions)" (Paragraph: 002 Reference ID: 61-002-20190315 Revision date: 15 03 2019). Conservation of the historic environment is a part of the key overarching environment objective (Paragraph 8c) and Local Plans should set out a positive strategy in this respect (Paragraph 185).

Assessment criteria
Many authorities include a distance based criteria to assess impact on the historic environment. It is important to understand the significance of any heritage assets, and their settings, that would be affected by a potential site allocation. This involves more than identifying known heritage assets within a given distance, but rather a more holistic process which seeks to understand their significance and value. Whilst a useful starting point, a focus on distance or visibility alone as a gauge is not appropriate. Site allocations which include a heritage asset (for example a site within a Conservation Area) may offer opportunities for enhancement and tackling heritage at risk, while conversely, an allocation at a considerable distance away from a heritage asset may cause harm to its significance, reducing the suitability of the site allocation in sustainable development terms.

Heritage Impact Assessments

In order to help refine which growth allocations to take forward, we would suggest that a Heritage Impact Assessment is undertaken of each of these sites. This should be proportionate (both to the scale of the site and the assets affected). Again, we would refer you to our Advice Note 3 'The Historic Environment and Site Allocations in Local Plans.

All potential sites will need to be appraised against potential historic environment impacts. It is imperative to have this robust evidence base in place to ensure the soundness of the Plan. We recommend that the appraisal approach should avoid merely limiting assessment of impact on a heritage asset to its distance from, or inter-visibility with, a potential site. Site allocations which include a heritage asset (for example a site within a Conservation Area) may offer opportunities for enhancement and tackling heritage at risk, while conversely, an allocation at a considerable distance away from a heritage asset may cause harm to its significance, rendering the site

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unsuitable. Cumulative effects of site options on the historic environment should be considered too.

The following broad steps might be of assistance in terms of assessing sites:

• Identify the heritage assets on or within the vicinity of the potential site allocation at an appropriate scale
• Assess the contribution of the site to the significance of heritage assets on or within its vicinity
• Identify the potential impacts of development upon the significance of heritage asset
• Consider how any harm might be removed or reduced, including reasonable alternatives sites
• Consider how any enhancements could be achieved and maximised
• Consider and set out the public benefits where harm cannot be removed or reduced

The HIAs should assess the suitability of each area for development and the impact on the historic environment. Should the HIA conclude that development in the area could be acceptable and the site be allocated, the findings of the HIA should inform the Local Plan policy including development criteria and a strategy diagram which expresses the development criteria in diagrammatic form.

Further Guidance

We have produced a number of detailed Good Practice Advice and Advice Note documents. We recommend that you review the following as part of your plan preparation process:

The Historic Environment in Local Plan - Good Practice Advice in Planning 1 <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

The Setting of Heritage Assets 2nd ed. - Good Practice Advice in Planning 3 <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

The Historic Environment and Site Allocations and Local Plans - Advice Note 3 <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

Monitoring

We recommend indicators to measure how successful historic environment policies are. These can include preparation of a local list, completion of conservation area action plans and management plans, reduction in the number of assets that are classified as heritage at risk.

Glossary

Glossaries should include consistent definitions for all heritage assets mentioned in the local plan. These would typically include:

Listed Buildings

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Scheduled Monuments
Conservation Areas
Registered Parks and Gardens
Non-designated heritage assets / Local Heritage Assets / Locally Listed Heritage Assets / Locally Listed Buildings

Mapping

We recommend that designated heritage assets are marked on maps, where appropriate.

Sustainability Appraisal

The historic environment should be considered as part of the sustainability appraisal process. We recommend that these comments should be read alongside our Advice Note 8.

Key Plans and Programmes
We note that you list key Plans, policies and programmes on p117. When considering key plans and programmes, we also recommend the inclusion and consideration of the following:

International/European
- UNESCO World Heritage Convention
- European Landscape Convention
- The Convention for the Protection of the Architectural Heritage of Europe
- The European Convention on the Protection of Archaeological Heritage

National
- Ancient Monuments & Archaeological Areas Act 1979
- Government's statement on the Historic Environment

Local
- Local Plans for neighbouring authorities
- Historic Environment Record
- Heritage/Conservation Strategies
- Other Strategies (e.g. cultural or tourism)
- Conservation Area Character Appraisals and Management Plans
- Listed building Heritage Partnership Agreements

Please also include these at p59 and 60 of the Scoping Report.

Baseline Information
All designated heritage assets (Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens) within the area should be identified. Mapping these assets would provide a greater indication of their distribution and highlights sensitive areas.

We also would expect non-designated heritage assets to be identified. These include, but are not confined to, locally listed buildings. In addition to the above, we would expect reference to currently unknown heritage assets, particularly sites of historic and archaeological interest. The

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unidentified heritage assets of the City, Borough or District should be acknowledged and outlined in this section. Identification and mapping of designated and non-designated heritage assets at risk can provide an indication of clusters and themes.

Historic England's Good Practice Advice Note 1 contains advice on other relevant sources of evidence. These include Conservation Area Appraisals and Management Plans, Local Lists, Historic Characterisation assessments and any other in-house and local knowledge. We recommend that these other sources of evidence are considered as part of the SA process.

Key Sustainability Issues
We would suggest that the starting point for considering Key Sustainability Issues for the Historic Environment should include:
• Conserving and enhancing designated and non-designated heritage assets and the contribution made by to significance by their settings
• Heritage assets at risk from neglect, decay, or development pressures;
• Areas where there is likely to be further significant loss or erosion of landscape/ /townscape character or quality, or where development has had or is likely to have significant impact (direct and or indirect) upon the historic environment and/or people's enjoyment of it
• Traffic congestion, air quality, noise pollution and other problems affecting the historic environment

We welcome your identification of issues and opportunities and are pleased to see that you have identified key evidence gaps. We would look to see these addressed through the preparation of the Plan. It is considered that the historic environment can make a significant contribution to the success of development and there may be opportunities for the enhancement of the historic environment which comes from sustainable development proposals. It is considered that the Sustainability Appraisal should highlight these opportunities. Example opportunities for the historic environment to include within the Sustainability Appraisal can be found in our guidance notes in the links above.

We broadly welcome the key sustainability Objectives However, we would suggest some slight wording changes to 4.1 to make it clear that it is not the setting per se that its protected, rather the significance of the heritage asset (and any contribution made to that significance by the setting of the asset)

Method for Generation of Alternatives

The historic environment should be a factor when considering a method for the generation of alternative proposals. The impact of proposals on the significance of heritage assets should be taken into consideration at an early stage. In terms of sites, this should be based on more than just measuring the proximity of a potential allocation to heritage assets. Impacts on significance are not just based on distance or visual impacts, and assessment requires a careful judgment based on site visits and the available evidence base.

Conclusion

In preparation of the forthcoming Local Plan we encourage you to draw on the knowledge of local

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conservation officers, the county archaeologist and local heritage groups.

Please note that absence of a comment on an allocation or document in this letter does not mean that Historic England is content that the allocation or document forms part of a positive strategy for the conservation and enjoyment of the historic environment or is devoid of historic environment issues. Where there are various options proposed for a settlement, identification of heritage issues for a particular allocation does not automatically correspond to the support for inclusion of the alternative sites, given we have not been able to assess all of the sites.

Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment. We hope that the above comments of assistance.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50044-17

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☑ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50044-18

From the list at Q28a, Historic England's top priority would be 'Protecting the character of towns,

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villages and the countryside'. More broadly, our key priority is conserving, sustaining or where appropriate enhancing the historic environment which is a wider definition than that set out in question 28a and encompasses all aspects of heritage, for example the tangible heritage assets and less tangible cultural heritage.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50044-19

Whilst we do not have a view of what the housing targets for each parish should be, we do consider that applying a percentage approach is over-simplistic and may not be particularly helpful. It is important that in allocating land for development, sufficient consideration is given to aspects such as the historic and natural environment, flooding, accessibility etc. Each settlement has a different capacity to absorb growth in a sustainable way - some communities may be able to accommodate more growth than others.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

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Organisation:	MVV Environment Ltd	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50035-1

The general approach set out is reasonable however sustainable growth needs to be supported by sustainable infrastructure. The Vision should incorporate a need to accommodate alternative forms of renewable decentralised energy generation, to be located good proximity to major areas of growth to serve existing and new businesses and the community. The types of technology should not be prescriptive.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50035-2

To enable local growth, existing businesses and their workforce should be supported with efficient, sustainable infrastructure and adequate land to allow them to expand. Land to the South of Wisbech, north of the A47 should be allocated for this purpose and to attract new businesses to Wisbech. Complimentary activities that can bring real benefits and diversity to the nature and type of employment opportunities should be encouraged.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

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3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50035-3

Yes, providing 1) the site mentioned in 4(c) is included within Wisbech Settlement Boundary 2) land identified in the adopted plan under Policy LP8 Wisbech 'South Wisbech (broad location for growth)' is within Wisbech Settlement Boundary

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50035-4

Either, providing the sites mentioned in 4(a) are considered to be within the development envelop for Wisbech

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50035-5

The location and extent of the waste facility can be seen on the accompanying plan. Occupying land within an industrial estate, the site is located within Wisbech's development envelope, whether or not of the Council adopts formal Settlement Boundaries as part of its emerging plan. For the avoidance of doubt, we request the Council confirm this is the case, and should formal Settlement Boundaries be adopted, this site is included within Wisbech's.

Question 5: Growth Options

5a) Which option/s do you prefer?

50035-6

Option 2: Market Towns Led Option 3: Strategic Growth at One or More Settlements – Wisbech

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Option 6: Corridor Growth

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50035-7

Yes, but any policy should have a clear position in terms of how the land use planning system can support this, e.g. promote sustainable transport links between locations, such as, promoting pedestrian and cycling routes in existing and new development areas.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50035-8

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support this be reasonable in its requirements.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50035-9

Yes, however it should not be prescriptive on the type renewable energy generation and whether or not this is a direct (onsite) or indirect (offsite) local connection. If the policy is prescriptive, existing and/or new technologies could provide valuable benefits could be inadvertently excluded or opportunities to connect into existing or proposed renewable infrastructure could be lost

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50035-10

Yes, UK-based company MVV Environment Ltd recently announced plans for a new energy from waste combined heat and power facility generating electricity and steam on land at Algores Way, Wisbech.

The proposed energy from waste combined heat and power facility will divert over half a million tonnes of non-recyclable waste from landfill every year, generating over 50 megawatts of electricity and offering the opportunity to supply heat and power to existing and new local factories.

The total investment will be more than £300 million, and it is anticipated that construction will take around three years, during this time employing up to 700 people.

MVV will be looking to employ local people to help build, operate and maintain the facility.

The completed facility will have a 40-year life span and employ about 40 full time equivalent staff in a range of skilled roles. In addition, numerous indirect jobs will be created in the areas of maintenance, cleaning, catering and other goods/services.

The value of these will be in the region of at least £5 million per year, with further significant sums such as business rates paid to the local community. The location of the facility provides an excellent opportunity for the council to direct future developments with high energy demands to south Wisbech, on land currently allocated for growth and deliver on key sustainable development criteria set out in the National Planning Policy Framework.

Consultee

Title: Mr
First Name: Tim
Surname: Marks
Organisation: MVV Environment Ltd

Agent

Title:
First Name:
Surname:
Organisation:

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50035-11

Yes, and the energy should be sourced locally.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50035-12

Yes, and the energy should be sourced locally.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50035-13

Yes, and the energy should be sourced locally.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

Consultee

Title: Mr
First Name: Tim
Surname: Marks
Organisation: MVV Environment Ltd

Agent

Title:
First Name:
Surname:
Organisation:

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50035-14

Yes, and there should be provision to enable off site 'carbon sinks' and/or contributions to other local scheme that seek to reduce carbon impacts.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50035-15

Yes, see response under Q7(a)

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50035-16

Yes, but it must balance the needs of business to provide economically viable and practical designs that are sympathetic to their surroundings.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title: Mr
First Name: Tim
Surname: Marks
Organisation: MVV Environment Ltd

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom

Consultee

Title: Mr
First Name: Tim
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Agent

Title:
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Organisation:

build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50035-17

Yes, they should be retained, specifically South Wisbech (broad location for growth) Policy LP8 Wisbech in the adopted Local Plan, however other compatible development should be allowed.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50035-18

Ensuring adequate infrastructure is in place/supported to enable employment growth

19d) How should the Local Plan support the rural economy?

50035-19

Ensuring adequate infrastructure is in place/supported to enable employment growth

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Consultee

Title: Mr
First Name: Tim
Surname: Marks
Organisation: MVV Environment Ltd

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50035-20

Yes, unless suitable alternatives are provided

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50035-21

Yes, where practical schemes to encourage sustainable transport should be supported.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee

Title: Mr
First Name: Tim
Surname: Marks
Organisation: MVV Environment Ltd

Agent

Title:
First Name:
Surname:
Organisation:

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50035-22

It is not always possible for developers to accommodate a 'net gain' onsite therefore any policy should be flexible to allow for off-site provision and/or contributions to other local schemes that seek to improve biodiversity.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50035-23

It is important for developers to mitigate flood risk, however any policy should not be prescriptive and allow developers to propose suitable measures that take account of site constraints and operational requirements

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50035-24

Waste Transfer Station, Algores Way, Wisbech Land Registry Title Number Title Number CB250067

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Tim	First Name:	
Surname:	Marks	Surname:	
Organisation:	MVV Environment Ltd	Organisation:	

In preparing its Plan the Council needs to acknowledge the site is safeguarded for waste treatment in the Cambridgeshire and Peterborough Mineral and Waste Site Specific Proposal Plan (2012) site reference W1C and in their emerging Proposed Submission (Publication) Draft (2019) Policy 10 (Waste Management Areas).

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50035-25

- [ ] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [x] **Attracting inward investment to Fenland and creating more jobs**
- [ ] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [ ] **Good quality, accessible open space (parks, play areas, etc)**
- [ ] **Genuine efforts to create areas for nature**
- [ ] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50035-26

Providing decentralised renewable energy infrastructure to supply local businesses and communities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50035 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Tim	First Name:	
Surname:	Marks	Surname:	
Organisation:	MVV Environment Ltd	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50042 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Jane Ann	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50042-1

Fenland is unique in character, being land reclaimed from the sea. Climate change has seen increased rainfall and rising sea levels. Proposed building developments threaten existing communities since they destroy open land which currently mitigates flood risk. Therefore we need more green spaces, trees and hedgerows. Any new developments need to be carefully assessed for their impact on the environment and not just seen as a get rich quick option by local town councillors. New housing equates to an increased population who need more air polluting cars. We will need safe cycle paths to encourage the use of bicycles and a decent bus service which would incentivise people to leave their cars at home.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50042-2

2040. If the new Plan has an end date of 2037, the following plan beginning 2038 for Fenland will likely contain yet more ambitious plans for more housing. An end date of 2037 will simply bring the impending misery forward by three years.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50042-3

No. We have already reached the town boundaries; any further large scale development would be on agricultural land and may necessitate the need to cross busy 'A' roads. This would result in the need for new road systems. Building new homes on agricultural land out on the Fens would result in an increased flood risk to the town and the absolute certainty of subsidence for those homes built on land consisting largely of peat.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50042-4

Yes I agree.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50042-5

Yes there should be different categories, but currently, the existing hierarchy is too prescribed and does not take into account quality of life in a town such as ours. Access to amenities, open space and public transport should dictate where on the settlement hierarchy Chatteris is placed.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50042-6

I certainly would.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50042-7

A hard boundary would remove the uncertainty of never knowing whether or not a much loved green space will be developed in the future. A hard boundary would ensure that the land within the boundary is at a premium and that only responsible builders providing good quality housing could afford to build. We should insist that developers are brought up to a desirable standard, instead of allowing standards to be brought down to what the developer wants.

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50042-8

The Wenny Road Meadow, Chatteris (or Manor Park as it was once known) should form part of the settlement boundary to the east of the town. The meadow should be preserved.

Question 5: Growth Options

5a) Which option/s do you prefer?

50042-9

I prefer option 3.

5b) What are the positive and negatives of the option/s?

50042-10

The positive aspects of option 3 are that growth can be concentrated in settlements where there are good transport links, such as March, which has a train station and is therefore more attractive to commuters. The negative aspects are that towns without good transport links will be left behind.

5c) Which option/s do you dislike and why?

50042-11

I dislike Option 5. This option would necessitate a vast network of interconnecting roads which would carve up the beauty of the Fenland landscape and leave no space for wildlife and water mitigation.

5d) Are there alternative options, not shown above, which should be considered?

50042-12

Why do we need constant growth? The world is only so big.

Question 6: Settlement Policies

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50042-13

Option 3.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50042-14

Absolutely. It should be one of the driving forces behind policy. Policy makers, down to Chatteris Town Councillors, should take the view that it is incumbent upon them to agree to innovative 21st century policies which provide the best quality of life they can for all Fenland citizens. They have chosen to take on the mantle of responsibility towards their fellow citizens and should ensure that their decision making is based on altruistic values, instead of passing the buck back to Central Government. Promoting health and well being would also have a positive impact on the current level of strain placed on our NHS. Promoting access to viable existing green space and not just a 'plan' for future green spaces, should be a requirement.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50042-15

Yes, but it depends on the food being sold. There are many good quality, healthy options for take away food, such as Wagamama.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50042-16

Yes. Developers, particularly of larger housing schemes, are the root cause of many problems amongst communities. People become trapped in low cost housing estates with few community facilities and poor access to green open spaces. Low aspirations result in poor health, reduced life expectancy and an increase in crime. The attitude of Chatteris town councillors is that to impose

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

any restrictions or expectations on developers will simply encourage them to build elsewhere.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50042-17

Yes. We must tackle Climate Change at ground level and that means starting with the houses we build. Renewable energy must be a standard requirement if we are to survive.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50042-18

Yes. The Issues and Options consultation document states that " In preparing the new Local Plan we intend to provide a wide-ranging set of policies which will demonstrate Fenlands leadership in tackling and adapting to climate change". Could you let Chatteris town councillors know this please.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50042-19

Yes. With the reality of Climate Change we need to do all we can to minimise our energy use.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
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50042-20

Yes. I realise that this will be expensive, but to continue in the way we have built homes upto the present day, is to deny that climate change is happening. The other option is to wait until 2040 when the new Local Plan will come into effect, by which time Fenland will have been left behind.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50042-21

Yes. If we do not put in place policies for enabling electric charging points now, we will be left behind by 2040, when most cars will be electric.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50042-22

Yes, in principle. By 2040 this may be the standard required.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50042-23

Yes. The peat levels in Fenland are shrinking rapidly, although I am not aware of any farming of peat soils around Chatteris.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50042-24

Yes. To off-set the expense to developers, creation of carbon sinks could be funded by central government as part of their Climate Change initiative, so that the inclusion of such infrastructure becomes the acceptable norm. There would then be no need to pass on the costs of providing such infrastructure onto the home buyer, making high standard, but affordable homes Also, new development should not be built on existing green space.

Consultee

Title:
First Name: Jane Ann
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Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50042-25

Yes. Perhaps we could have financial incentives for developers who broaden their vision, creating all kinds of green infrastructure, taking every advantage to reduce carbon emissions.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50042-26

Yes, absolutely. There are positive health aspects to cycling as well as benefitting the environment.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50042-27

Yes. It's an ambitious policy, but an impressive one.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

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Organisation:

Agent

Title:
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14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50042-28

Chatteris needs more affordable homes which could be met by the proposed development at Tithe barn of 1000 new homes and at Womb Farm. The building of executive homes simply ensures that we will become the overspill for Cambridge. This grade of housing does nothing to address the problems of housing shortages here in Chatteris. The new executive development proposed for Wenny Meadow is also at the expense of the last remaining green space in Chatteris.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50042-29

No. Developers will use this policy to build cheaply on green space “where normal market housing would not otherwise be permitted.”

15c) Should the plan encourage ‘community-led’ based housing schemes?

50042-30

Yes

Question 16: Gypsy and Travellers

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50042-31

Yes, there are a great many waterways in Fenland which could be opened up to holiday makers. Recently friends of ours wanted to travel through the canal system from Oxfordshire to the Fens to visit us. There are maps of all waterways throughout England, but none for the Fens. Reaching the Forty Foot relied on asking walkers on the bank for directions. Having finally arrived, they could not moor up since there was only one mooring at Benwick which was already taken.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

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First Name: Jane Ann
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Organisation:

Agent

Title:
First Name:
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Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50042-32

Yes. Business rates need to be lowered to encourage businesses to stay long term. Whether this is a matter for Central Government, District and Town Councillors, there is a need to actively address this issue to prevent shops closing after the first year because rates are then increased.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Chatteris already has a large leisure and sports facility within walking distance of the high street. Placing such facilities in the high street itself would destroy the character of what remains of our 18th century market town.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50042-33

Yes, especially green spaces. The 2011 Green Infrastructure Survey states that “Chatteris is deficient in all categories of natural green space”. Since this report was published the situation has

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

worsened and now the last remaining green space in Chatteris - Wenny Road Meadow - is threatened.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50042-34

Yes, we should place a strong emphasis on alternative means of transport for health benefits, enjoyment of natural surroundings and to mitigate the effects of climate change. We also desperately need a reliable and frequent bus service.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50042-35

Yes. At present there are no parking enforcements in Chatteris High Street and people leave their cars wherever is convenient.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50042-36

Yes

23b) Should the Plan identify buildings of local importance?

50042-37

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50042-38

Yes. Preservation of unique green spaces that have historic value, such as Wenny Meadow in Chatteris.

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50042-39

Applying more Tree Preservation Orders to existing trees and actually applying TPO penalties for developers or individuals who cut down or attempt to destroy trees with preservation orders. By assigning natural green spaces and understanding the nature of ecosystems. By letting nature find its own way, rather than attempting to contain and control it. Ecosystems can exist at local level, a meadow for example will have it own biodiversity, each creature, plant and tree dependent upon each other.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50042-40

Any new development should provide a range of open spaces identified above, although Chatteris already has a number of outdoor sports facilities in the town. However the creation of new green space should not be at the expense of existing natural green space. It is not possible to replace the unique biodiversity of a natural green space once that green space has been destroyed. You cannot simply recreate what nature has taken centuries to evolve. Chatteris Town Council has voted to destroy our one remaining natural green space - Wenny Road Meadow - and create a country park on agricultural land at Langwood Fen. The proposal does not fulfil the criteria for accessible open space, has no mature trees and would take millions of pounds worth of investment. Not to mention the fact that woodland takes many hundreds of years to establish.

25b) What do you think of the quality of open space in your area?

50042-41

Please see answer to question to Question 21: The 2011 Green Infrastructure Survey states that “Chatteris is deficient in all categories of natural green space”. Since this report was published the situation has worsened and now the last remaining green space in Chatteris - Wenny Road Meadow - is threatened.

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50042-43

Consultee

Title:
First Name: Jane Ann
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Yes (please see answer to 25a - Creation of new green space should not be at the expense of existing natural green space. It is not possible to replace the unique biodiversity of a natural green space once that green space has been destroyed. You cannot simply recreate what nature has taken centuries to evolve.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50042-44

Yes, if this will help to mitigate the decision making process of our own town council.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50042-45

Plant more trees and ensure that there are plenty of areas laid to grass as grass effectively absorbs rain water. This will result in fewer areas of hard standing.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50042-46

There has been a huge public outcry in Chatteris against the proposed development of Wenny Road Meadow. “Our natural environment is our most precious inheritance”. Where nature thrives, so do people and other animals. The proposed destruction of our meadow has affected the lives of many residents here in Chatteris. How do we justify such destruction to our children?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50042-47

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**

Consultee		Agent	
Title:		Title:	
First Name:	Jane Ann	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50042-48

Housing targets should not extend to cover natural green space and councils should listen sympathetically to the views of residents.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50038 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ian	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50038-1

To address the threat from global warming a lot more has to be done to conserve the environment and enable people to travel without increasing the carbon footprint. Planting trees and shrubs to process harmful emissions into oxygen, also to soak up water and not covering over earth with un-necessary paving or tarmac would be essential. Providing public transport and green alternatives such as cycleways would alleviate the threat from increased vehicle pollution, especially for Chatteris which has no reliable public transport or simple means of connecting to other places.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50038-2

2040 seems more rational bearing in mind the very slow rate of providing starter properties and affordable homes in preference to executive commuter homes.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50038-3

No, we should look to providing sound infrastructure and support services before placing more people somewhere they can’t get health and social help without travelling.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50038-4

Fenland needs more science and technology work opportunities to support the school leavers and unemployed who cannot afford to commute or to live in places like Chatteris. Being able to travel to Ely, Downham Market and Cambridge would help.
Question

50038 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ian	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50038-5

Yes, but based on on sound public transport and other infrastructure provisions. Chatteris is not in a league with other market towns as it seems excluded from viable transport plans.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50038-6

A sustainability appraisal for Chatteris needs to look seriously at how it is ranked. It is certainly not in the town category through lack of transport opportunities, work and service facilities.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50038-7

Yes. Hard boundaries for green open spaces to protect them for the future are essential. For instance the only remaining parkland area in Chatteris, the Wenny Road meadow.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50038 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ian	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

Question 5: Growth Options

5a) Which option/s do you prefer?

50038-8

Option 3. For March, Manea and Whittlesey where there is some level of public transport and opportunity to expand with occupation increases.

5b) What are the positive and negatives of the option/s?

50038-9

Where the Transport Local Plan is taken into account and something already exists that can be expanded there is a positive to be used. If no plan exists through till 2050 and there is no current reliable service then negative results are all that can be expected.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50038-10

If there is to be any confidence in the future of Chatteris a bespoke policy for each market town is essential, we need to know what to expect and how that relates to policies for other towns, so Option 1 is my choice.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50038-11

Yes, especially recognising the issues that lack of accessible open spaces can bring for both physical and mental health. Simply providing small play areas and footpaths or places out of town do not reflect the needs of a growing population. Integrated real spaces with natural assets are something successful towns have. Countryside has to be accessible.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50038-12

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50038-13

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50038-14

Yes, be seen to be thinking and doing something to help address greenhouse gases and the toxic atmosphere causing harmful climate changes.

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50038-15

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50038-16

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50038-17

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50038-18

Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50038-19

Yes. In the least wooded county in the UK planting trees and shrubs to help manage wetlands and create the food for peat growth is essential management.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50038-20

Yes, most certainly. Also minimise hard-standing areas and choose development areas which do not destroy existing green infrastructure.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50038-21

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50038-22

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50038-23

Yes, it is good to have standards but to recognise improvements may come along and flexibility is required to adapt to changing needs.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50038-24

More starter and affordable homes for couples and small families. Less executive homes until we have addressed the needs of housing homeless and underpaid workers.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50038-25

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50038-26

Yes. Integration rather than isolation is the key to bringing people together into creating healthy communities.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50038-27

A balance between encouraging new types of employment utilising the local work force and training people to become workers in new technologies without the need for long distance commuting is essential. Business needs analysis is a start to long term sustainability.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50038-28

Affordable accommodation for the poorer working community, including economic migrants and reliable local public transport.

19d) How should the Local Plan support the rural economy?

50038 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ian	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50038-29

Yes. Also to have open spaces like a country park to allow people to relax and enjoy the environment.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Yes. Recognising and making more of public assets that grow with the population and stimulate the need for a wider range of public services would re-generate the town centres. Positive support for retailers to meet the needs of less mobile residents is an essential social service. A country park would be an asset.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50038-30

Yes, especially expensive leisure facilities which should grow with the population and natural green spaces which if lost can never be replaced.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50038-31

Yes to walking, cycling and public transport, especially the latter which for Chatteris is currently non-existent and appears to be outside of any plan up to 2050. Totally unacceptable ! Development can only happen where robust public transport exists.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50038-32

Yes, there is little thought to the need for easier parking and controlled parking in heavily used areas. One way systems and herring bone parking could be trialled. Also the almost impossible policy for obtaining disabled parking permits should be reviewed. There are more bays than legitimate users and many more people who could be helped but aren't eligible. Enforcement needs to be more evident and effectively used.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50038-33

Yes it should consider the ever dwindling number of historic common and open spaces within urban environs and ensure green spaces are incorporated in planning more often, especially in support of physical health and mental well being. Conservation areas should increase and enforcement of things like tree preservation orders with replacement policies for tree and hedgerow, meadow and roadside swathes made mandatory.

23b) Should the Plan identify buildings of local importance?

50038-34

Yes, we should be starting to recognise we are in the 21st century and that 20th century architecture is now historic.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50038-35

Perhaps waterways and drainage areas that protect vital areas against flood risk.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50038-36

By looking at the plans for The Cambridge Green Infrastructure Strategy so ably produced in 2011 and what Natural England/Cambridge the Tree Czar, Public Health England in its Health Equity Evidence Review 2014 and the Open Spaces Society say. Especially the former, which has addressed each fenland town as bespoke, specific communities with opportunities and needs.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50038-37

The real absence of accessible country parks when surrounded by countryside which is only being developed for building is a national tragedy. Embracing what is left of any natural local green space, before it is built on, is crucial for the balance of modern living. There is little expectation that developers will provide country parks and natural green spaces so it is the responsibility of town and district councils to ensure they are part of any future local plans. To not do this condemns and deprives future generations of their right to a healthy and happy life where they live.

25b) What do you think of the quality of open space in your area?

It is too limited to footpaths and children's play areas or places too far away to be used. Typically surrounded by countryside that is not available for public access unless a landowner is considerate enough to allow it.

25c) Should the Plan identify other areas of open space to be protected?

50038-39

Yes water ways and embankments.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50038-40

Yes we can learn a lot from Peterborough which has integrated open spaces and tree planting as

Consultee

Title: Mr
First Name: Ian
Surname: Mason
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

standard in urban and commercial developments.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50038-41

Plan positively to plant trees and hedges, shrubs and plants and restrict development which replaces green space with hard standing.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50038-42

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☑
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☑
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☑
- **Good quality, accessible open space (parks, play areas, etc)** ☑
- **Genuine efforts to create areas for nature** ☑
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

50038 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ian	First Name:	
Surname:	Mason	Surname:	
Organisation:		Organisation:	

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50038-43

Bearing in mind the urgent transport needs of Chatteris and current lack of social infrastructure to enable commuting.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50038-44

Yes

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50038-45

Engage Town councils with seeking public consultation events. Ensure community groups are given every opportunity to petition and present views that Town councillors and District councillors seem hell bent on ignoring!

50074 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Geoffrey Mathias	First Name:	
Surname:	Mathias	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50074-1

THE LENGTH OF TIME COULD BE A PROBLEM BECAUSE SO MUCH WILL CHANGE I N THIS TIME. THERE SHOULD BE BREAK POINTS INSERTED INTO THE PLAN FOR REVIEWS TO OCCUR

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50074-2

FDC ARE UNLIKELY TO REACH THEIR CURRENT TARGET, GIVEN THEIR PERFORMANCE TO DATE. SO ASK ABOUT BUILDING MORE HOMES THAN THE TARGET WHEN THE INITIAL TARGET IS REACHED

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50074-3

NO COMMENT

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50074-4

YES BUT SEE 3B

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50074-5

THE EXISTING SETTLEMENT HIERARCHY IS TOO RESTRICTIVE. IT NEEDS TO BE FAR MORE FLEXIBLE AND MORE PLANNING DECISIONS MUST BE MADE ON A CASE BY CASE BASIS AND NOT DOGMA.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50074-6

NO NEED IF SOMETHING LIKE 3B IS ADOPTED

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50074-7

NO, FAR TOO RESTRICIVE

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50074-8

5

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50074-9

1. IMPRACTICAL BECAUSE POPULATIONS CHANGE CONSTANTLY. THEREFORE TARGETS WOULD HAVE TO BE CONSTANTLY CHANGED IN ORDER TO BE UP TO DATE 2. OBVIOUSLY THE MARKET TOWNS WILL PLAY AN IMPORTANT PART IN DELIVERING THE HOUSING TARGET BUT DEVELOPMENT IN OTHER AREAS WILL BE REQUIRED IN ORDER TO MEET THE TARGET 3. TOO RESTRICTIVE AND UNFAIR 4. TAKE TOO LONG TO GET OFF THE GROUND 5. SYMPATHETICALLY HANDLED THERE IS ROOM FOR CONSIDERABLE DEVELOPMENT THAT WILL NOT ADVERSELY IMPACT ON THE LOCAL ENVIRONMENT AND THESE OPPORTUNITIES MUST BE TAKEN 6. A NON STARTER. THE ROAD SYSTEM NEEDS UPGRADING IN ORDER TO SUPPORT THE ECONOMIC GROWTH OF THE AREA. WISBECH WILL NEED TO BE BY- PASSED DURING THE CURRENCY OF THE NEW PLAN

5c) Which option/s do you dislike and why?

50074-10

1,3,4 AND 6 - REASONS SEE 5B

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50074-11

Option 1. Bespoke policies for each market town only

ONE OF THE UNINTENDED CONSEQUENCES OF THE CURRENT PLAN IS THAT IT HAS BEEN TOO RESTRICTIVE ON PLANNING CONDITIONS. FDC HAVE TO ADOPT A FAR MORE FLEXIBLE AND USER FRIENDLY PROCESS CONCENTRATING ON MAKING SURE APPLICATIONS CAN BE APPROVED AND ACTIVELY ASSISTING IN THE PROCESS. FOR EXAMPLE, FDC SHOULD PUBLISH ON THEIR WEBSITE INFORMATION ON THE STEPS THAT HAVE TO BE TAKEN TO SECURE PP FOR FLOOD ZONE DEVELOPMENT AND CLEAR GUIDANCE ON HOW TO TAKE APPLICATIONS TO THE PLANNING COMMITTEE. IF ALLOWED, FDC SHOULD LEVY AND ADDITIONAL CHARGE FOR THE PLANNING

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

COMMITTEE TO HEAR AN APPLICATION - SAY Â£300 FOR DEVELOPMENTS OF 4 HOUSES AND LESS AND Â£500 FOR NUMBERS ABOVE THIS.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50074-12

I UNDERSTAND THE PRINCIPLE, BUT NOT THE CURRENT WORDING

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50074-13

WHY PICK ON THEM? WHAT ABOUT OFF LICENCES ETC.?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50074-14

SAFE ABSOLUTELY, HEALTH? A WELL DESIGNED DEVELOPMENT WILL AUTOMATICALLY ENSURE THIS, SO FDC SHOULD ACTIVELY ENSURE THAT THE HEALTH ASPECT IS MET.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50074-15

SOLAR PANELS YES, OTHER SYSTEMS NO. WIND TURBINES - SEE BELOW. AIR AND GROUND SOURCE HEATING SYSTEMS ARE TOO EXPENSIVE AND ONLY GIVE A SMALL BENEFIT. ANOTHER HEATING SYSTEM IS REQUIRED AS WELL.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50074-16

NO, OFFSHORE IS MUCH CHEAPER. BUILD HOUSE ON THE LAND INSTEAD.

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50074-17

NOT SURE

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50074-18

NO, WITH GREATER ENERGY EFFICIENCY COMES THE PROBLEM OF CONDENSATION WITHIN THE HOUSE AND ROOF SPACE.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50074-19

YES

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50074-20

SEE MY EARLIER COMMENTS

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50074-21

NO

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50074-22

NO, TOO RESTRICTIVE

Consultee

Title:
First Name: Geoffrey Mathias
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Agent

Title:
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Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50074-23

NO, THERE IS A PROBLEM WITH THE UPTAKE OF ALLOTMENTS.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50074-24

YES, TAKE A LEAD FROM HOLLAND AND COPY WHAT THEY DO, BEARING IN MIND THAT THE CURRENT CONGESTION PROBLEM IS NOT MADE WORSE

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50074-25

NO

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50074-26

NO

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50074-27

NO

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50074-28

NO VIEW

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50074-29

ALL OF THE ABOVE BECAUSE IT WILL LEAD TO BETTER HOUSES BEING BUILT

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50074-30

NO

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50074-31

THE HOUSING MIX HAS TO RIGHT WITH SUFFICIENT STARTER HOMES AND FIRST MOVE HOMES FOR SALE TO BE MADE AVAILABLE

Consultee		Agent	
Title:		Title:	
First Name:	Geoffrey Mathias	First Name:	
Surname:	Mathias	Surname:	
Organisation:		Organisation:	

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50074-32

ONLY FOR HOUSES TO PURCHASE NOT TO RENT.

15c) Should the plan encourage 'community-led' based housing schemes?

50074-33

NOT SURE HOW THIS WOULD WORK, BUT WITH THE RIGHT POLICY IN PLACE, YES

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50074-34

NO THE PLANNING PROCESS WILL CATER FOR THIS NEED

18b) Should we allocate sites which are set aside only for self-build and custom build?

50074-35

SEE 18A

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50074-36

FDC MUST RECOGNISE THAT PUBLIC TRANSPORT CAN ONLY SERVE THE NEEDS OF THE MAIN MARKET TOWNS. PUBLIC TRANSPORT CANNOT MEET THE NEEDS OF THE VILLAGERS IN THEIR NEED TO GET TO WORK. I AM NOT AWARE THAT THE BUS SERVICE CAN GET SHIFT WORKERS TO WISBECH AT 5.45, 6.45 AND 7.45 TO MEET WORK AND SHIFT WORK REQUIREMENTS, SIMILARLY THE BUS SERVICE CANNOT GET THESE PEOPLE HOME AFTER WORK. FDC MUST RECOGNISE AND ACCEPT IN THEIR PROPOSED PLAN THAT USE OF THE CAR IN ESSENTIAL IN RURAL AREAS AND MUST BE ACCOMODATED THROUGH THE PLANNING PROCESS. WITH THE GROWTH IN ELECTRIC CARS, DURING THE CURRENCY OF THE PROPOSED PLAN THE ISSUES WITH FOSSIL FUELLED CARS WILL GO AWAY AND THE PLAN MUST ACCEPT THIS AND MAKE SURE THAT PPS ARE NOT REFUSED ON PUBLIC TRANSPORT GROUNDS. WITHIN THE AREA OF TYDD ST GILES PARISH THERE ARE AT LEAST 20 SITES WHERE SMALL DEVELOPMENTS CAN TAKE PLACE WITHOUT ANY ADVERSE IMPACT ON THE PARISH OR THE LOCAL ENVIRONMENT

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Geoffrey Mathias
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Agent

Title:
First Name:
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20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50074-37

YES

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50074-38

SEE MY EARLIER COMMENTS WHICH COVER THIS

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50074-39

NO VIEW

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50074-40

YES

23b) Should the Plan identify buildings of local importance?

50074-41

YES

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50074-42

THE GEORGIAN FRONTAGES ON NORTH AND SOUTH BRINK WISBECH

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

Consultee

Title:
First Name: Geoffrey Mathias
Surname: Mathias
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50073 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	John	First Name:	
Surname:	Maxey	Surname:	
Organisation:	Maxey Grounds	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50073-1

Prosperous and growing District with increasing and wide selection of commercial premises to attract business, skilled personnel to staff those businesses, quality housing to house the staff and good communication and transport links to connect us to the rest of the country.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50073-2

Agree 2040 as it will be only 18 years from the time the plan is adopted

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50073-3

We should treat this figure as a minimum, and if demand and / or increased business requires more we should be prepared to accommodate more

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50073-4

We should seek to encourage more quality jobs that help encourage greater skills development in the workforce. Public sector jobs could be located to what is a lost cost area for both premises and employees housing

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50073-5

A settlement heirachy , but we should expand the number of settlements identified for growth, to

Consultee

Title: Mr
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Agent

Title:
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Organisation:

support their facilities and respond to the demand for homes in a semi rural location rather than within towns

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50073-6

Catagories ut larger number of growth settlements

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50073-7

Leverington, Elm and Parson Drove which can accommodate more development and are some of the larger villages moved up to Growth. At present most of the growth villages are in the south of the District so this will distribute development across the area Guyhirn, Gorefield, Murrow and Tydd St Giles moved up to limited growth. Tydd Gote which is larger than just the Fenland part moved up to Small Village

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50073-8

Yes. The current criteria introduces too much subjectivity and uncertainty to the development control process and decision making has been inconsistent under the current criteria

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50073-9

ii) a boundary line with a presumption in favour within and a limited flexibility outside for exception sites. If the boundary is drawn appropriately it should include the majority of areas where infill arguments could be made and supported, and sufficient opportunity within the boundary to meet demand

Consultee

Title: Mr
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Organisation: Maxey Grounds

Agent

Title:
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4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50073-10

They should include the built framework of the village including infill opportunities around the periphery, and specific expansion allocations such that the scale of growth determined for the village can be accommodated on land known to be available. At this stage the Council should consider the call for sites submissions analyse and from this publish an options plan for further consultation and comment

Question 5: Growth Options

5a) Which option/s do you prefer?

50073-11

I support a combination of options 1 2 and 3 The Market Towns must continue to grow but growth has failed under the current plan because the scale of allocations has exceeded the capacity of most developing locally. As a result the villages have seen significant successful growth largely on small to medium sites for which there is demand. The significant demand for and duty to provide self build opportunities has been experienced in most settlements. Suggest continued focus of 80% of growth in Market Towns but increased growth 20% in villages with targets of 20% increase in growth villages, 10 - 15% in limited growth and 5-10% in small villages would be a suitable distribution balancing demand with the need for development to be sustainable.

5b) What are the positive and negatives of the option/s?

50073-12

Proportionate satisfies market demand. Market town led maximises sustainability but has not led to delivery because of large allocation size and cost of infrastructure. Strategic increases the number of growth settlements and spreads growth across the district

5c) Which option/s do you dislike and why?

50073-13

New settlements - would increase even further infrastructure costs. Corridor Growth suggests an expectation of out commuting from the District which is not health for the local economy. Small site focus beyond the level suggested is less sustainable, although there does need to be a supply of small sites within the strategy as noted above.

Consultee

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Agent

Title:
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Organisation:

5d) Are there alternative options, not shown above, which should be considered?

50073-14

No

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50073-15

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Larger allocations need to be accompanied by a policy that sets out the delivery requirements and intentions - effectively a Council led master plan - to enable them to be delivered in phases, given the failure of current large allocations which Local Plan requires master-planning provided by the landowners - delivering sites as a whole is not realistic so the policy must make clear what infrastructure requirements must be delivered and how development must be coordinated between different ownerships. There are not enough large developers in the local market to bring sites forward as a whole

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50073-16

Ensure properties being developed remain suitable for an aging population, minimum space standards and quality of open space and environment to assist health and wellbeing

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50073-17

No - that is a market issue. It is big brother to seek to control the market. Takeaways may specialise in healthy option food and it would be wrong to restrict their opportunities to penetrate the

Consultee

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Organisation:

market.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50073-18

No - it is for central government to set via Building Regs minimum standards - additional local control is unnecessary

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50073-19

This should be a matter for national building regs. It is not sensible for Fenland to give itself a disadvantage in comparison to other areas by requiring higher standards, likely to lead to higher costs, than other areas competing for businesses to come to the area. Not against the requirement nationally but it should be a level playing field

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50073-20

There should be scope for wind and solar power in the area, and the infrastructure eg grid connection availability to permit them. Policies should permit these on a small scale in most areas and on a large scale in suitable locations

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50073-21

Probably but no specific suggestions

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50073-22

No. Building Regulations nationally should be set at an appropriate standard with probably higher

Consultee

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insulation standards than at present, but the playing field should be level between Fenland and other districts to ensure there is not a commercial disadvantage to developing in Fenland

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50073-23

It should be encouraged, but the move for higher density land use restricts the opportunity

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50073-24

Not beyond National Standards. Level playing field with other areas required so we don't put of development with increased costs to build in Fenland given existing viability challenges

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50073-25

It is a good idea but no - if this is to be introduced it should be a national requirement

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50073-26

No - not require. It is a good idea but increases construction cost so again may put Fenland at a competitive disadvantage if not required nationally

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50073-27

No - farming is a major part of the economy and the growing of crows on peat soil is a part of this

Consultee

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were the local production is of national significance. If you make it impossible to farm such soils the land goes out of use.

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50073-28

Open space requirements should plan to manage to best advantage the environment which may include such matters

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50073-29

No - existing allotments are not in demand or taken up when offered. Most owners have had to revert allotments to traditional arable farming to have them taken

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50073-30

Yes - range of transport mechanisms other than car is important. Public transport also plays its part. Electric bikes are an emerging method with increases range of use over pedal bikes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50073-31

No - not sure what that design would contain given the varied type and style of existing buildings. Space standards are appropriate but individuality of design should be permitted

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50073-32

No other than conservation areas where respecting existing historic styles may be appropriate

Consultee

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13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50073-33

Demand for and requirement to provide self build opportunities which can be difficult within larger allocations must be addressed - it represents significant demand in the local market.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50073-34

Yes to prolong the suitability of property for an aging population

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50073-35

Yes to all - part of the correct national way of improving sustainability and increasing suitability of homes for an aging population, but limit to cist effective measures

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50073-36

Most are relatively low cost measures

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50073-37

More small homes for smaller household sizes and more older peoples accommodation of good quality for an aging population

Consultee

Title: Mr
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Organisation: Maxey Grounds

Agent

Title:
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Surname:
Organisation:

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50073-38

Essential given that viability will not enable sufficient affordable housing to be provided funded by developers to meet need. Need also to consider what types of affordable housing the Council considers and encourages given the definitions have been widened in recent NPPFs

15c) Should the plan encourage 'community-led' based housing schemes?

50073-39

Community self build or similar schemes may well have a place, or schemes promoted by community housing trusts. This encouragement may be by relaxation of S106 requirements to improve viability or potentially specific allocations if a landowner is willing or exception site policies

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50073-40

No - such provision should be made where this community wishes to live - within the countryside or on the edge of settlements not within an urban setting

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50073-41

See 16a above.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50073-42

Mooring provision would open up an alterative form of lower cost housing in the District. Park

Consultee

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homes should be considered on the basis of residential development criteria for location but as a valid form of alternative housing provision

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50073-43

We either need specific allocations for self build, or requirements for a provision within larger allocations

18b) Should we allocate sites which are set aside only for self-build and custom build?

50073-44

Yes, and ensure that there are sufficient small sites which are infill which are often brough forward as self build plots

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50073-45

Yes unless it is demonstrated that they are unsuitable and there is no demand for them for employment. There is no purpose in restricting use if it is clear that there is no demand

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50073-46

Better electronic communications - high speed broadband - given the geographical distance from major centres. Reopen train to Wisbech to improve connectivity. Improve A47 yto dual carriageway to ecourage business to come to Fenland not stop at Peterborough

Consultee

Title: Mr
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Agent

Title:
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Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50073-47

Time to travel to most of Fenland from larger centres - poor transport links

19d) How should the Local Plan support the rural economy?

50073-48

Enterprise zones with the fiscal incentives this brings. Rates set a realistic levels in town centres where at present rates often exceed rent. Encouragement of a provision of oven ready industrial sites via infrastructure funding to promote the area to business.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50073-49

Shopping patterns are changing and the demand for town centre premises is as much for service provision as retail - online has taken a significant share of the retail market. A local plan can not reverse this so should encourage the use of town centres by all types of business and residential so they become busy and used throughout the day. Too many are virtually ghost towns at night

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50073-50

See 20a above

20c) Should the retail hierarchy be amended? What changes should be made and why?

50073-51

Yes - flexible use of town centre premises for business and residential alongside retail should be encouraged

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50073-52

Increase the flexibility of use of premises within town centres. Allow a wider range of uses in

Consultee

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Organisation: Maxey Grounds

Agent

Title:
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Organisation:

primary shopping areas

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50073-53

Some retail uses where customers require car visits to transport the goods are barely compatable with town centred locations. If you restrict these uses out of town the use will not come and shoppers travel to other towns harming the economy. I include large food stores in this. I thinks such assessments rarely lead to refusals because the applicants know to prepared them and they thus have little value.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50073-54

Yes but subject to there being a continued need or demand, and the existing use being viable. If a local village shop has closed because it is not used then the community should not block its reuse for an alternative. they should pport it so it remains viable or except it will otherwise go.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50073-55

It should promote alternative transport but unless a much improved public transport network is provided in a rural area the car will always be an esential requirement

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50073-56

Yes but varied depending on location. Town centre may require a lower standard than village where there is heavier reliance on the car. Bike secure storage may also be a consideration

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50073-57

The most important landscape features should be protected but other heritage features are actually of little visual value or importance in which case national requirements are sufficient

23b) Should the Plan identify buildings of local importance?

50073-58

No- they receive designation via the listing system if appropriate

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50073-59

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50073-60

Sufficient National policies exist

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50073-61

Open space is now rarely adopted by the Council. The proposed maintenance is often ignored and it becomes unusable or a burden on those who have to maintain. Local play areas are often vandalised. Suggest more use is made of strategic landscaping which can be part of privately owned garden areas plus larger more meaningful central areas of open space which are more economic for public bodies to maintain

25b) What do you think of the quality of open space in your area?

50073-62

The best is often the private areas with footpaths across. Generally sufficient locally

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

25c) Should the Plan identify other areas of open space to be protected?

50073-64

Private visual green space within developments to break up the buildings which are part of garden areas avoid the maintenance issues, but should be protected from being built on.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50073-65

Overall target levels for larger sites (100+) other wise appropriate private landscaping and landscaped margins to circulation routes

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50073-66

No fixed view

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50073-67

Realistically assess risk. Current methods ignore defences hen we have some of the best in the world. Assessments should be based on the realistic prospect of flood water reaching the property ie the hazard maps not the flood zones, following a full level 2 study of the area. Proper assessment will remove many areas from higher risk levels. Given in the Fens we do not get water flows significantly as there are no hills, suitable finished floor levels can overcome residual risk

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50073-68

Local plan policies must not make development uneconomic. I am concerned at the amount of questions that cover whether it is appropriate to introduce higher standards than national levels, most of which come with additional cost in a challenging viability district. The plan must set realistic targets for s106 and affordable housing levels and use any deficit those policies leave

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

relative to need as grounds to seek the Combined Authority or Government to provide sufficient funding to meet that need. Development can not afford to provide everything that is required

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50073 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	John	First Name:	
Surname:	Maxey	Surname:	
Organisation:	Maxey Grounds	Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50071 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	John	First Name:	
Surname:	Maxey	Surname:	
Organisation:	Maxey Grounds	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50071-1

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☑
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title: Mr
First Name: John
Surname: Maxey
Organisation: Maxey Grounds

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

50071-2

Good selection of sites and business premises to attract business. Good quality and selection of housing for the whole community Improved communication and transport links

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50071-3

Housing target must have as a minimum level the level emerging from the settlement heirachy eg at present growth settlements have 15% of current stock.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50071-4

Yes based as above in 29a. This should be a minimum level and Neighbourhood Plans should be permitted to exceed this but not restrict below given they are required to conform to District Plan

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50071-5

Ensure selection of sites within a NP area are made objectively and not unduly influenced by a small number of vocal participants who do not represent the majority view. In a Neighbourhood Plan area which is generally restricted there is significant risk of personal interest influencing the policies and selection of sites

50129 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Melton	Surname:	
Organisation:	Chatteris Town Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50129-1

A vibrant place to live, work and play with good quality housing, job opportunities, leisure facilities and good transport links.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50129-2

The end date should be 2037 at the most. 2040 is too long.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50129-3

FDC should stick with 11,550 new homes as a minimum.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50129-4

Manufacturing and technical (IT) jobs. The plan should aim for more skilled, higher paid jobs. Please see attached plan for suggested new employment land around Chatteris.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50129-5

Agree

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50129-6

Existing hierarchy is correct and there is no need for different categories.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50129-7

N/A

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50129-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50129-9

A flexible policy.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50129-10

Please see attached map.

Question 5: Growth Options

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Melton	Surname:	
Organisation:	Chatteris Town Council	Organisation:	

5a) Which option/s do you prefer?

50129-11

Option 2 - Market town led.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50129-12

Option 3

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50129-13

No

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50129-14

No

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50129-15

Disagree

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50129-16

No

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50129-17

No

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50129-18

No

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50129-19

No

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50129-20

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50129-21

Encourage but not require.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50129-22

No

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50129-23

No

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50129-24

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50129-25

Encourage but not require.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas,

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

which can help reduce damaging 'food miles'?

50129-26

No

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50129-27

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50129-28

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50129-29

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50129-30

In Chatteris - sewerage and drainage systems which are at capacity.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50129-31

Encourage but not require.

Question 14: Optional Standards

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50129-32

i) Yes, ii) No, iii) Encourage but not require.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50129-33

All types are needed, in Chatteris there is a particular shortage of larger bungalows.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50129-34

No

15c) Should the plan encourage 'community-led' based housing schemes?

50129-35

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50129-36

No

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50129-37

Allow existing site in Chatteris to grow.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50129-38

Yes - there is a demand and in other areas they work well and are popular. There could be moorings along the 40 Foot.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50129-39

No

18b) Should we allocate sites which are set aside only for self-build and custom build?

50129-40

No - too restrictive.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50129-41

Other uses should be allowed.

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50129-42

N/a

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50129-43

Transport - better roads infrastructure and better public transport.

19d) How should the Local Plan support the rural economy?

50129-44

Getting the mix of housing right with better quality housing, supporting food production, agricultural diversification and rural tourism and leisure.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50129-45

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50129-46

Should be more flexible and opening hours of shops should be more flexible.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50129-47

In an ideal world yes but realistically no.

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50129-48

Supply and demand will set the size of the town centre.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50129-49

The threshold should be increased to 2,500 sq m.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50129-50

No

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50129-51

It should encorurage walking and cycling and public transport but should realise there will be a need for cars.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50129-52

The area is dependent on the car that there must be provision for car parking spaces. But no to parking standards.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50129-53

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

50129-53

No

23b) Should the Plan identify buildings of local importance?

50129-54

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50129-55

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50129-56

TPO maps should be updated and tree planting encouraged. The local landscape should be protected, pollution discouraged and air quality improved.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50129-57

In Chatteris a new country park is needed. Larger play areas should be developed rather than so many small areas.

25b) What do you think of the quality of open space in your area?

50129-58

Most of the open space follows the same format (play areas). There is little variety.

25c) Should the Plan identify other areas of open space to be protected?

50129-60

An area for a country park should be identified and protected (see attached map for possible site on the outskirts of town in New Road / Langwood Fen area). There should be easy access from

Consultee

Title: Mrs
First Name: J
Surname: Melton
Organisation: Chatteris Town Council

Agent

Title:
First Name:
Surname:
Organisation:

town.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50129-61

No

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50129-62

No

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50129-63

No

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50129-64

Swift boxes should be encouraged as part of new builds.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50129-65

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Melton	Surname:	
Organisation:	Chatteris Town Council	Organisation:	

Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50129-66

No

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50129-67

No

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50126 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Alan	First Name:	
Surname:	Melton	Surname:	
Organisation:	Manea Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50126-1

Green, accessible and vibrant.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50126-2

About right.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50126-3

No. Infrastructure wouldn't cope. FDC Planning not able to cope.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50126-4

All village settlements should have provision for light industrial units.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50126-5

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50126-6

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50126-7

Manea should be right up there. Manea has station/rail potential.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50126-8

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50126-9

i) Flexible policy

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50126-10

See enclosed map for Manea.

Question 5: Growth Options

5a) Which option/s do you prefer?

50126-11

Proportionate settlement growth

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50126-12

Growth and infrastructure would be spread more evenly.

5c) Which option/s do you dislike and why?

50126-13

Strategic growth in one or more settlements. Too much resource in one place i.e. Wisbech!

5d) Are there alternative options, not shown above, which should be considered?

50126-14

No

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50126-15

No

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50126-16

Yes

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50126-17

No. Market forces - personal choice.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50126-18

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50126-19

No

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50126-20

No. Fenland has enough.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50126-21

No

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50126-22

Only where practicable.

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50126-23

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50126-24

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50126-25

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50126-26

No. Lack of electric capacity in the Fenland area.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50126-27

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee		Agent	
Title:		Title:	
First Name:	Alan	First Name:	
Surname:	Melton	Surname:	
Organisation:	Manea Parish Council	Organisation:	

50126-28

Only on large developments.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50126-29

Developers should contribute to the provision of allotments.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50126-30

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50126-31

Yes…..but Fenland planners do not have the capacity to deal with it!!

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50126-32

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50126-33

Better design - too many boxes!

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50126-34

Yes

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50126-35

Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50126-36

No: if designed properly.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50126-37

Mixed

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50126-38

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50126-39

Where possible

Consultee		Agent	
Title:		Title:	
First Name:	Alan	First Name:	
Surname:	Melton	Surname:	
Organisation:	Manea Parish Council	Organisation:	

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50126-40

No!

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50126-41

Expand existing sites.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50126-42

Yes. Take advantage of our waterways.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50126-43

Yes

18b) Should we allocate sites which are set aside only for self-build and custom build?

50126-44

Yes

Question 19: Employment

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50126-45

No, continue and expand existing sites.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50126-46

Yes. Energy generation.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50126-47

Infrastructure. Connectivity

19d) How should the Local Plan support the rural economy?

50126-48

Improved roads. Connectivity - 3G/4G/5G signals.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50126-49

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50126-50

Yes

20c) Should the retail hierarchy be amended? What changes should be made and why?

50126-51

No

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50126-52

Reduced. Too much capacity.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50126-53

As before

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50126-54

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50126-55

Yes

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50126-56

Yes: paid for by pay parking.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee		Agent	
Title:		Title:	
First Name:	Alan	First Name:	
Surname:	Melton	Surname:	
Organisation:	Manea Parish Council	Organisation:	

50126-57

No

23b) Should the Plan identify buildings of local importance?

50126-58

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50126-59

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50126-60

Yes

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50126-61

Natural green space, woodland, sports and pitches.

25b) What do you think of the quality of open space in your area?

50126-62

Adequate for present needs.

25c) Should the Plan identify other areas of open space to be protected?

50126-64

Yes

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50126-65

Yes. Determined with developer taking account of viability.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50126-66

No. Fenland is unique.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50126-67

No: guidance asks developers to demonstrate how to mitigate risk.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50126-68

Manea Parish is an area of Fenland lying between Chatteris and March, the recent improvements to Boots Bridge has improved the accessibility to Manea from Wimblington, the road from Chatteris via Byall Fen Road is constantly in a state of repair, due to constant agricultural use and aggravated by the extraction works by Mick George Ltd.
Manea has a future of opportunity particularly with the prospect of hourly stops at the Station and the provision of car parking facilities. However, the Council recognises that the work to Ely North may be further delayed which inhibits the frequency of trains from Ely to March. The council recognises that once Ely North problems are sorted, there is significant opportunities for the development of Manea.
Whilst Manea welcomes newcomers to the village, they are worried that the village may become a “dormitory” village, serving only commuters and retired persons.
It is therefore important to attract more local jobs and opportunities. The council is therefore proposing an area of land to be set aside for light industry and start up businesses. There should also be further allocations as the village develops.
Connectivity is also a big issue for Manea, the lack of adequate mobile signals is a barrier to growth and aspiration. 3G/4G signals are very poor or non-existent in the village, there is no chance of 5G! A recent application for a telephonic mast was recently refused by Fenland Planners, without proper consultation with users and the business community. The reasons for refusal were spurious, to say the least and the Parish Council and villagers are very disappointed.
Whilst Manea Parish Council welcomes more housing, they are concerned at the quality of

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

developments and the impact upon the village. Members wish to see:
- Better design principles incorporating sustainability
- Affordable/Shared ownership provision
- Adequate parking
- Adequate green areas
- Rigorous tree planting
- All development should be accompanied by fully adopted roads and infrastructure conditioned by section 38 agreements or bonded arrangements.
- A rigorous enforcement of s106 conditions for community facilities
- No further concessions via “viability studies”. Land owners and developers will be purchasing sites at current market values, not historical option values.

Specific requests:
- An area at the rear of the Cemetery should preserved for future expansion
- An area at there rear of Manea Park should be identified as Public Open Space to facilitate the expansion of the park
- The area marked as possible green space on the parcel of land to the west of the village, is indicative and not specific. The council has no objection to the development of this site, but every effort should be made to secure the open space for a future playing filed.
- The drawing shows areas marked in green for possible tree planting to create wooded areas.
- The council is aware of flooding issues, developers should demonstrate their methods of mitigation. “The flood plain” should not be used as a blanket reason to stifle development.
- There is a capacity issue regarding the sewage disposal. Developers and planners should continue to pressure Anglian Water to upgrade the sewage requirements. In the short to medium term developers will need to demonstrate the methods of sewage disposal.
- The continuation of lobbying to obtain better rail connections and timing.
- The continuation of lobbying for the improvement of the road between Chatteris and Manea.

The Local Plan should insist on minimum tree planting over the next 20 years. On the submitted plan the council has not specified sites but would welcome sustainable development within the village boundary.

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Manea Parish is an area of Fenland lying between Chatteris and March, the recent improvements to Boots Bridge has improved the accessibility to Manea from Wimblington, the road form Chatteris via Byall Fen Road is constantly in a state of repair, due to constant agricultural use and aggravated by the extraction works by Mick George Ltd.
Manea has a future of opportunity particularly with the prospect of hourly stops at the tation and the provision of car parking facilities. However, the Council recognises that the work to Ely North may be further delayed which inhibits the frequency of trains from Ely to March. The council recognises that once Ely North problems are sorted, there is significant opportunities for the development of Manea.
Whilst Manea welcomes newcomers to the village, they are worried that the village may become a "dormitory" village, serving only commuters and retired persons.
It is therefore important to attract more local jobs and opportunities. The council is therefore proposing an area of land to be set aside for light industry and start up businesses. There should also be further allocations as the village develops.
Connectivity is also a big issue for Manea, the lack of adequate mobile signals is a barrier to growth and aspiration. 3G/4G signals are very poor or non-existent in the village, there is no chance of 5G! A recent application for a telephonic mast was recently refused by Fenland Planners, without proper consultation with users and the business community. The reasons for refusal were spurious, to say the least and the Parish Council and villagers are very disappointed.
Whilst Manea Parish Council welcomes more housing, they are concerned at the quality of developments and the impact upon the village. Members wish to see:
•Better design principles incorporating sustainability
•Affordable/Shared ownership provision
•Adequate parking
•Adequate green areas
•Rigorous tree planting
•All development should be accompanied by fully adopted roads and infrastructure conditioned by section 38 agreements or bonded arrangements.
•A rigorous enforcement of s106 conditions for community facilities
•No further concessions via "viability studies". Land owners and developers will be purchasing sites at current market values, not historical option values.
Specific requests:
•An area at the rear of the Cemetery should preserved for future expansion
•An area at there rear of Manea Park should be identified as Public Open Space to facilitate the expansion of the park
•The area marked as possible green space on the parcel of land to the west of the village, is indicative and not specific. The council has no objection to the development of this site, but every effort should be made to secure the open space for a future playing filed.
•The drawing shows areas marked in green for possible tree planting to create wooded areas.
•The council is aware of flooding issues, developers should demonstrate their methods of mitigation. "The flood plain" should not be used as a blanket reason to stifle development.
•There is a capacity issue regarding the sewage disposal. Developers and planners should

Consultee

Title:
First Name: Alan
Surname: Melton
Organisation: Manea Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

continue to pressure Anglian Water to upgrade the sewage requirements. In the short to medium term developers will need to demonstrate the methods of sewage disposal.
•The continuation of lobbying to obtain better rail connections and timing.
•The continuation of lobbying for the improvement of the road between Chatteris and Manea.
The Local Plan should insist on minimum tree planting over the next 20 years.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50126-69

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [x] **More genuinely affordable housing**
- [x] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [x] **New homes which have room sizes of at least a minimum set size**
- [x] **Attracting inward investment to Fenland and creating more jobs**
- [x] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [x] **Good quality, accessible open space (parks, play areas, etc)**
- [x] **Genuine efforts to create areas for nature**
- [x] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50126-70

Relax some policies in the conversion of buildings - more common sense required!

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50126-71

Do not be too specific or rigid

50126 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Alan	First Name:	
Surname:	Melton	Surname:	
Organisation:	Manea Parish Council	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50126-72

No

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50126-73

No

50028 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Graham	First Name:	
Surname:	Moore	Surname:	
Organisation:	Middle Level Commissioners	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Mr
First Name: Graham
Surname: Moore
Organisation: Middle Level Commissioners

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title: Mr
First Name: Graham
Surname: Moore
Organisation: Middle Level Commissioners

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50028-1

Comment - On the whole it has been possible to accommodate renewable energy developments. However, it is often the export cable/main that creates problems, particularly in the absence of suitable "grid" infrastructure. Therefore, it is considered that the location of the nearest appropriate
grid connection and the potential detrimental effect that connecting into it may cause must also be considered as part of the planning process.
8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?
Comment - It is imperative that climate change is a core consideration of the new Fenland Local Plan
and as such it should require developers to incorporate renewable energy generation.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

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9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50028-2

Question 11: Minimise Carbon Losses from Wider Activities (page 22)
11a) Should the Local Plan set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?
Comment - The peatlands of East Anglia, of which a sizeable proportion come under Fenland District, represent a significant carbon store and efforts should be made to develop a policy on the

loss of peat-based soils. Guidance should be taken from the Lowland Agricultural Peat Taskforce when launched by Defra and the East Anglian Fens peat pilot managed by Natural England.

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11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50028-3

Question 12: Other proposals to reduce greenhouse gas emissions (page 23)
Comment - Where possible footpaths, cycleways, street lighting, and/or other street furniture should be positioned outside of any protected watercourse and the associated maintenance access strip.
The RMA's prior written consent may be required and they will wish, when appropriate, to be involved in any discussions at the earliest possible stage.
The RMA will only give consent for hard surfaced "pavements" where a formal hardened road exists and will require that the relevant structure is positioned away from the watercourse on the landward side of the road.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50028-4

Question 13: Design & Amenity (page24}
13c) Are there any specific local issues which need to be addressed through design policies?
Comment - Issues include, but are not limited to:
• On site open watercourses should be retained in the developments design.
• Adequate maintenance strips should be provided for on-site open watercourses; protected watercourses i.e. Board's Drains, MLC watercourses and Main Rivers; Sustainable Drainage Systems (SuDS) and other parts of the water level and flood risk management systems to enable ready access in an emergency and to enable suitable spoil disposal, as required.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

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13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50028-5

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?
ii) Water efficiency of new homes
Given that your Council's area is within one of the driest areas in the country and is "stressed" during
periods of drought it is considered essential that water efficiency incorporating a range of water saving devices is included in the design of not just new homes but any development that utilises potable water.
In terms of fixtures and fittings, issues such as total water neutrality are not going to be achieved until all 'old' fixtures and fittings are totally replaced by 'sustainable' fittings.
Comment - It is also considered that a change of thinking is required to ensure that potable water is provided "at source" rather than being abstracted and pumped several miles to where it is used. It is understood that this is currently being reviewed by AWSL and will presumably be discussed during the preparation of the emerging Water Cycle Strategy (WCS).
See also the additional relevant items discussed elsewhere in this response

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

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Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50028-6

Question 16: Gypsy & Travellers (pages 25-26}
Comment- In addition to the normal caravans and "bricks and mortar" sites, suitable locations may

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50028-7

Question 17: Park Homes & Houseboats (page26}
Comment - As discussed in the response to Question 16, above, it is considered that suitable sites may need to be found for "house boats". In this respect the Commissioners would be pleased to discuss these issues and potential locations for moorings and facilities with both your Council and other stakeholders. A recent survey suggests that we have around 600 boats on our system.

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Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

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20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50028-8

22(a) - Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?
Comment - Where possible footpaths, cycleways, street lighting, and/or other street furniture should be positioned outside of any protected watercourse and the associated maintenance access strip.
The RMA's prior written consent may be required and they will wish, when appropriate, to be involved in any discussions at the earliest possible stage.
The RMA will only give consent for hard surfaced "pavements" where a formal hardened road exists and will require that the relevant structure is positioned away from the watercourse on the landward side of the road.
Comment - Has consideration been given to the provision of a Water Taxi within March?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

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23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50028-9

Comment - A new Local Plan is a huge opportunity to boost the natural environment. This should include wildlife spaces being created as part of new residential developments (as well as recreational
spaces) to allow people access to nature in their daily lives. Putting in place requirements for developers to incorporate relevant biodiversity measure into new builds - at a minimum this should include 'swift bricks' and provisions for hedgehogs.
SuDS should be essential in slowing the flow of and improving the quality of water entering drains.
See also the additional relevant items discussed elsewhere in this response.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

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Comment- Our comments include but are not limited to the following:
• Whilst the extent of the Environment Agency's (EA) Indicative Floodplain is not an issue for us it is an issue for developers who consider that it is restricting growth within the District.

Given the special circumstances within The Fens, your Council may wish to consider its position concerning this matter.
• Because your Council's area relies on managed artificial drainage infrastructure, flooding can occur if the capacity of such infrastructure is exceeded, whether through the discharge of surface water, or by treated waste water flows. Therefore, all relevant development proposals must be discussed with the relevant RMA including the appropriate Internal Drainage Board at the earliest opportunity, preferably at the pre-application stage.
• In addition to the requirements of the NPPF and associated technical guide, all applications for relevant developments must include a drainage strategy to demonstrate that:
(a) Suitable consideration has been given to the disposal of both surface and treated waste water flows and should detail any mitigation required;
(b) Appropriate arrangements have been made for developments adjacent to watercourses; and
(c) Issues of long-term ownership, funding and maintenance of the water level and flood risk management system are addressed.
• All proposals should have regard to the guidance and byelaws of the relevant RMA including the Internal Drainage Boards. Where appropriate the contents of hydraulic models and studies, such as the Middle Level Strategic Study must be considered.
See also the additional relevant items discussed elsewhere in this response.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50028-11

Question 27: Any Other Issues (page 33)
• The retention and improvement of the rivers, their settings and associated corridors in the District for navigation, environmental, leisure and tourism through the provision of related facilities.
• The provision of a Water Space Strategy.(C) Other Issues
(i) Consultation during the planning process
Whilst the Commissioners and associated Boards no longer provide bespoke responses to the LPA (unless instructed to do so by the relevant RMA or the applicant, if the application is subject to a Pre/
Post-Application Consultation procedure, see section (C) (ii) below), it takes the opportunity and time
to contribute to strategic planning documents, such as HELAA, Water Cycle Strategy etc however it is
disappointing to advise that our comments are often ignored. Whilst it is appreciated that there are other planning matters to be considered, experience elsewhere within our respective catchments has
identified that the failure to fully consider our comments has led to poor solutions which have to be

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resolved at the ratepayers' expense.
It is appreciated that this document is primarily planning related. However, it must be understood that whilst a planning application may be acceptable to your Council it also needs to be appropriate to other parties if the development is to be viable and buildable with the minimum of delay yet maximising our respective limited resources. Decision makers need to be held more accountable for their involvement in the water level management and flood risk element of a development. The inappropriate raising of a developer's expectations and chasing LPA housing numbers is considered to
be the start of a poor surface water disposal solution which, if not considered at this stage, could increase flood risk.
The Commissioners and associated Boards are no longer prepared to resolve, at their expense, problems created by others.
(ii) Early engagement and better design of infrastructure
In accordance with best practice the Commissioners and associated Boards promote early consultation on Masterplans/Development Briefs/planning applications, etc that meet any of the following criteria:
- Being either within or adjacent to a Commissioners' /Boards' watercourse, and/or any other flood defence structure or asset.
- Being within the channel of any other Ordinary Watercourse.
- Where a direct discharge of surface or treated foul effluent water is proposed.
- For any development affecting more than one watercourse and having possible strategic implications.
- In an area of known actual flood risk or "wet spot".

Being within the maintenance access strips provided under the Byelaws.
- Any other application that, in the opinion of the Middle Level Commissioners' Chief Engineer, has material drainage implications.
The Commissioners offer several pre-application consultation procedures, as detailed on our "Pre- &
Post-application consultation procedures" document. However, in view of the location of the site and
the sensitive nature of the local water level and flood risk management systems the use of the detailed
discussion procedure is considered essential.
This procedure is intended to guide all parties from the initial concept stage to the approval of navigation, flood risk and water level management and relevant environmental issues prior to applications being submitted. Therefore, increasing the likelihood of meeting the requirements of the
Commissioners and/or associated Boards, alleviating the need to oppose applications and discharge conditions and, ultimately, speeding up the associated processes and reducing costs.
In certain situations, as listed above, the Commissioners and associated Boards will require that a Flood Risk Assessment has been supplied as part of an application. The Assessment must meet the Commissioners'/Boards' minimum requirements together with those of the NPPF, the District Council's Strategic Flood Risk Assessment (SFRA), relevant aspects of the Pitt Report, which requires all sources of flooding to be considered, and advise whether there is any material prejudice to the Commissioners'/Boards' systems; local water level management system; water, natural or built environment. The Assessment must be supported by suitable adequate technical data and designs.

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Failure to do so could lead to the Commissioners/Boards opposing the application concerned.
It would also be appropriate for applicants of smaller developments to consider and provide details of a drainage strategy as part of the basic submission. Ideally, it should be submitted and checked by
the Commissioners/Boards prior to any application being made.
Any resultant adverse impacts must be considered at the earliest possible stage.
(iii) Statutory Powers
All the RMA's primary powers are under the Land Drainage Act 1991 and its byelaws, policy statements
and other relevant documentation but sections of the Water Industry Act 1991, the Highways Act 1980 and the Flood and Water Management Act 2010 also apply.
The contents of the Middle Level Act 2018 apply to the Commissioners only.
The Commissioners' rivers and the Boards' Drains are protected under their byelaws made under the
Land Drainage Act. Consent for works within, under or over the protected watercourses and/or encroachment within the associated 20.0m/9.0m wide maintenance access strip requires the Commissioners'/Boards' prior written consent. In this respect, the Commissioners/Boards promote detailed pre-application consultation as this enables any issues to be dealt with prior to and not during
the decision-making process. It should not be assumed that consent will be given by the Commissioners/Boards.
Contravention of the Land Drainage Act, or any other Act, is a criminal offence which could lead to enforcement action being taken against the perpetrator.

(iv) Hazard mapping and development within the floodplain
The floodplain, its definition, derivation and extents have been an issue not only for the Commissioners and associated Boards but other IDBs since its introduction. This has become of more
concern since the elevated importance of the Sequential Test in the National Planning Policy Framework (NPPF).
The definition and extents of a "floodplain" are matters for the planning authority to resolve with the
relevant authority who prepared the hazard map, be it the EA for its various flood maps, the LPA, for
its SFRA, and/or the LLFA for its Surface Water Management Plan (SWMP). It is acknowledged that whilst there may be specific issues relating to future proposed aspects of development within our catchment we will not oppose it simply because it is within the floodplain.
As you are aware, the main purpose of an IDB is to aim to manage flood risk up to an appropriate SoP.
The Commissioners and associated Boards have policy statements available, which identify the SoP that they will seek to provide, floodplain or not.
In addition, the Commissioners and associated Boards do not agree with the generic content of national policy, such as, the NPPF and argue that "The Fens" is a special case and should be considered
as such.
(v) River settings and corridors/Green Infrastructure
As the country's fourth largest navigation authority, the Commissioners generally promote the use

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and enhancement of our navigation system and are urging the relevant planning authorities to give serious consideration to enhance the setting, access, use and opportunities associated with the navigable rivers and associated river corridors that pass through their area and make a positive impact
on the largely rural economy and promote the area as a tourist destination whenever possible, provided that they do not detrimentally affect the Commissioners' statutory water level and flood risk
management functions. For example, there may be no objection to small infill developments, say up to 3 houses, within the extent of the existing urban boundaries, and the replacement of existing properties, to complement and enhance the water setting but they will not permit, under their byelaws, new 'ribbon' development alongside any of their watercourses.
Where possible new riverside properties should "front" onto the watercourse concerned.
It is anticipated that the Great Fen Project will, as it develops, increase navigation on our system and
may, as a by-product, increase leisure, recreation and tourism use within your Council's area.
However, the Commissioners do not currently receive monies for the maintenance and improvement
of this system and have no definitive plan or programme in respect of navigation.
(vi) Biodiversity and protected habitats and species
Whilst the Commissioners and associated Boards would encourage the principle of increased ecological value and development of water level management and flood defences that provide for the
creation of green infrastructure/habitat and recreation, the ability to maintain such systems for their
intended use must also be considered. Experience has shown that biodiversity can be supported and
improved within a regular maintenance framework of essential maintenance operations but care needs to be taken to ensure that a water level and flood risk management system does not suffer

because of 'green' issues. An example of how these issues can affect what was originally intended as
a flood defence, although on a much larger scale, is the Ouse Washes where concerns have been raised about the adverse impact on biodiversity due to flooding.
The Commissioners and associated Boards have nature conservation duties under the Land Drainage
Act 1991, the Wildlife and Countryside Act 1981 and are a competent authority under the Conservation (Natural Habitats etc) Regulations 1995, therefore, any works affecting their systems, requiring their consent, or on any works that affect any on-site open watercourses will require an Environmental Statement and a Risk Impact Assessment. The Commissioners are also a partner in the
Great Fen Project.
The Commissioners and associated Boards have adopted Biodiversity Action Plans (BAPs) as one of their policies and are committed to their implementation. The BAPs will help the Boards to maximise
the biodiversity benefits of their activities and demonstrate their contribution to the Government's UK BAP targets. The plans will be reviewed periodically and updated as appropriate.
Higher temperatures will result in increased evaporation of open water bodies leading to poor

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quality
and will have an adverse impact on biodiversity.
(vii) River Naturalisation
The inclusion of some EA aspirations and parlance within local planning documents is noted. Many of
the rivers and most of the other watercourses within your Council's area are not natural but manmade,
primarily within the last 600 years. Most are open and not piped or culverted, or otherwise
'modified' and, with the exception of those within the towns or villages, not urbanised, therefore, we
are uncertain as to what further re-naturalisation can be undertaken. It is accepted that these
requirements do have a place, possibly on the Agency's watercourses, such as, the River Nene and
associated Washes system, but it must not be at the expense of making our rivers unmaintainable or
at increased flood risk. Failure to do so could have significant consequences, as has been seen
elsewhere in the country in recent years.
(viii) Open watercourses
In order to prevent an increase in flood risk, by reducing available hydraulic and water storage
capacities, restricted access for maintenance etc and to protect the natural environment, the piping
and filling of open watercourses, except as may be necessary to create a means of access across a
channel, is generally prohibited.
(ix) Flood Risk & Water Level Management
Flood Defences
Whilst the RMA concerned has particular duties, as discussed elsewhere in this response, and will
endeavour to achieve these in accordance with its policy statement, its powers are permissive and,
ultimately, under "common law", landowners have the primary responsibility for draining their land,
to ensure that they do not create a flood risk to others; managing the flood risk issues; and taking
appropriate action to protect their property.
NB. It should be appreciated that it is unlikely that the current level of government funding for water
level and flood risk management projects will be available in the future. Therefore, it is likely that

funding will be required from other stakeholders, potentially including your Council, if current SoP are
to be maintained in the long term.
Infiltration Devices
Experience with the use of infiltration devices in the area has shown that any infiltration rates are low
and, therefore, on the whole they do not work efficiently unless there is a significant amount of space
to install them. Unfortunately, housing density and Government targets do not allow sufficient space.
In addition, very few people know how to correctly undertake a permeability test, provide the
associated calculations and design the devices correctly.
Sustainable Drainage Systems {SuDS}
The Commissioners and associated Boards generally agree and acknowledge that SuDS are the
preferred option in certain situations. However, they are not always the answer to the problem and

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not always the most suitable. Careful consideration needs to be given to the facility to be used, what
is trying to be achieved and the nature of water level management in the area.
Devices such as permeable paving and crate-based systems require valuable resources to be extracted
from the ground, heat and energy to make the product and then for it to be transported hundreds of
miles to site. Is this sustainable?
Whilst SuDS can generally be incorporated into larger sites, it is often difficult and not viable to use them on smaller sites.
A holistic approach will require considerable master planning, together with the resolution of funding
and maintenance issues. Prior funding from an external source, say via the proposed Community Infrastructure Levy, may be required if this is to work correctly.
Given that your Council is within an area which is water stressed, it would be appropriate, where possible, to "think outside the box" and allow for SuDS devices to form part of a hydrological train where the retained water could be used for water harvesting, irrigation purposes etc.
Treated effluent disposal/Dry weather flows
No reference is made to the adverse impact on flood risk and water quality from increased discharges
from Water Recycling Centres (WRCs) or other sources of dry weather flow that is associated with increased "growth"!
Water efficiency
Within local strategic planning documents water resource issues predominantly refer solely to potable
water supply but other water resource issues which exist within the study area, for example, agricultural use, navigation, amenity, biodiversity should also be considered, particularly if drought conditions, like those previously experienced, become more regular, and if the impact of climate change becomes a reality.
It should be remembered that, with the exception of rain falling on the catchment, the Commissioners'
primary source of water is the abstraction from the Back River, a tributary of the River Nene, through
Stanground Lock. During periods of dry weather this abstraction from the Nene is reduced or ceases and this can detrimentally affect the Commissioners' system. The Nene system also serves Anglian Water's potable water storage reservoirs.

Due to the statutory requirement within the Middle Level System to maintain the navigation level, which takes precedence over water abstraction if, during a long hot summer, there is any risk of dropping below the minimum navigation level, then all abstraction from our system will be curtailed or has to cease. This can potentially last for 4-6 weeks, which obviously has an impact on crop yields,
affecting food security, and could have an adverse impact on the Great Fen Project and other amenity
biodiversity sites.
Whilst it is appreciated that agriculture, navigation and tourism are not likely to significantly impact on the larger "growth" issues, the study area is likely to remain primarily agriculturally based for the

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foreseeable future, and will therefore create employment and contribute to the economy. Similarly, navigation and tourism do the same but on a much smaller scale and have sustainability and biodiversity benefits.
The Commissioners have to consider the need to retain both flows and a navigation level. Therefore,
it is important that public water supply is balanced against these requirements; for example, the supply of water from the River Nene to the Middle Level. The failure to consider this could have economic and environmental effects on the area.
However, given the current financial climate and the view held by most developers that they already
invest too much into their developments and will want the Councils to contribute more, it is considered that funding from an external source will be required.
In terms of fixtures and fittings, issues such as total water neutrality are not going to be achieved until
all 'old' fixtures and fittings are totally replaced by 'sustainable' fittings.
To be fully accepted this policy really needs endorsement from Senior Council Members but they may
be reluctant to do this if it restricts development in the area.
(x) Rainwater harvesting/Recycling facilities
The Commissioners and associated Boards promote the use of rainwater collection and grey water recycling, particularly if drought conditions become more regular and the impact of climate change becomes a reality, but consider that such systems should be in addition to but not replace or form any
part of a surface water disposal system.
Whilst it is accepted that during normal rainfall events the water recycling facility is likely to prove adequate, during the winter months there may be insufficient volume to store a design event. There
are also concerns about the effects on the local systems if the facility is inoperative or during periods
when the property is empty. In addition, it is also understood that the majority of tanks require a means of disposal when the units are being cleaned.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

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New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

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• To fund, maintain, protect and improve existing and make further provision of viable and appropriate water level and flood risk management infrastructure and systems to reduce the likelihood of harm to people and damage to the economy, environment and society.
• The implementation and management including enforcement of water efficiency measures for residential, business and other users of potable water.
• The retention and improvement of the rivers, their settings and associated corridors in the District for navigation, environmental, leisure and tourism through the provision of related facilities. To maintain, protect and improve the existing and make further provision of net gains
to achieve environmental benefits to the waterways in the district.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50028-13

Question 29: Neighbourhood Planning (page 39}
Comment- The designation should not unduly affect the Commissioners and associated Boards but please be advised that even though a neighbourhood area may have been designated, compliance with the provisions of the appropriate Acts and the relevant RMA's byelaws would still be required.

Consultee

Title: Mr
First Name: Graham
Surname: Moore
Organisation: Middle Level Commissioners

Agent

Title:
First Name:
Surname:
Organisation:

See item (C)(iii) below and other relevant items discussed elsewhere in this response.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50021 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Elizabeth	First Name:	
Surname:	Mugova	Surname:	
Organisation:	Environment Agency	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50021-1

If there is an aim to go above the calculated housing need, evidence will need to be provided to demonstrate that all housing can be accommodated within areas of low flood risk. Developments within areas of flood risk that go beyond the housing need will be resisted unless there is a clear and demonstrable need for it that outweighs the flood risk posed by intensification of development within the floodplain

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

Consultee

Title:
First Name: Elizabeth
Surname: Mugova
Organisation: Environment Agency

Agent

Title:
First Name:
Surname:
Organisation:

4a) Would you support the re-introduction of settlement boundaries?

50021-2

We support the creation of settlement boundaries, especially if flood risk mapping is used to define the settlement boundaries. This will allow for a more flexible approach within the settlement boundaries and a more rigorous approach outside of it.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50021-3

Question 4bii We recommend that flood risk is included as a sustainability criteria.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50021-4

In general, we would support the option that ensures the least number of houses were located in FZ2 and 3. Where possible, development should be located at areas of lowest flood risk.

Option 1 Option 1 will pose issues when trying to carry out a sequential approach to the allocations. Some larger settlements are located at unsustainable locations at high risk of flooding and should have minimum development.

Option 2 We consider that option 2 is likely to be preferable from a flood risk perspective as the existing market towns (with the exception of Wisbech) are built on areas of higher ground and are primarily shown to be within Flood Zone 1 on our Flood Map for Planning. Care will be need to be taken if only flood zones are used as a deciding factor in the sequential approach to any site allocations. Our flood zones do not identify the future risk of flooding, taking into account the effects of climate change, and only demonstrate undefended fluvial and tidal flood risks. Other sources of flood risk, such as a failure of flood defences and surface water flood risk, will further

Consultee

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limit the available space for any allocations.

Concentrating allocations into larger development sites will enable a more strategic approach to be taken to flood risk management. Smaller scale developments offer limited opportunities for this.

Option 3 There is no single (or two) existing market towns that can support the level of development required to meet the housing requirement without placing them within an area of flood risk.

We note that Wisbech is given an example of a market town where strategic growth could be located. It should be borne in mind that the majority of Wisbech is in FZ3 and therefore focusing growth in Wisbech goes against the proposed sustainability objective to “Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources”.

Option 4 If option 4 is taken forward then it will need to be demonstrated that any new settlement passes the flood risk sequential test, taking into account all sources of flood risk. It is unlikely that a new settlement could be located entirely within flood zone 1 or 2. It will need to be demonstrated that the residual risk in the event of a breach or overtopping of any flood defences can be safely managed, taking into account the effects of climate change. It would also need to be demonstrated that a sequential approach has been taken to the proposed settlement layout, with more vulnerable development located within the parts of the settlement at lowest risk of flooding.

Option 5 & 6 Options 5 and 6 are unlikely to be sustainable as most of the villages in Fenland are located in Flood Zone 3 and it would therefore be difficult to demonstrate that development in these rural areas will pass the sequential test. If Option 6 is taken forward then we consider that the North – South route between Wisbech, March and Chatteris is preferable as this route includes a greater area of land within Flood Zone 1 than the other routes mentioned.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title:
First Name: Elizabeth
Surname: Mugova
Organisation: Environment Agency

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50021-5

Level 1 SFRA will be able to inform the decision on whether specific policies will be needed to address flood risk at each settlement. Given the diversity of sources and scale of flood risk within the district there will be benefits to including specific policies for settlements, which are supported by a more general district wide flood risk policy.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

Consultee

Title:
First Name: Elizabeth
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Organisation: Environment Agency

Agent

Title:
First Name:
Surname:
Organisation:

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

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Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50021-6

Given the high level of flood risk, flood resilience and resistance requirements could be incorporated within the design standards. This ensures that all development that has to be sited within flood risk areas will be appropriately resistant to flood damage.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50021-7

Policies should be included to ensure that bungalows and ground floor flats are resisted in flood

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risk areas.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50021-8

Gypsy and park homes are both classed as highly vulnerable and are inappropriate within flood zone 3. This poses a significant constraint to the allocation of such sites within the district. Some recent appeals have allowed residential caravans in flood zone 3 where other material considerations outweigh flood risk. The Council will need to consider this and determine whether there is scope to include a policy to ensure that future caravan developments are located in safe and sustainable locations.

Care needs to be given to the allocation of any sites for houseboats. Houseboats can be vulnerable to high river flows so clear criteria will need to be set out on where it is appropriate.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50021-9

Gypsy and park homes are both classed as highly vulnerable and are inappropriate within flood zone 3. This poses a significant constraint to the allocation of such sites within the district. Some recent appeals have allowed residential caravans in flood zone 3 where other material considerations outweigh flood risk. The Council will need to consider this and determine whether there is scope to include a policy to ensure that future caravan developments are located in safe and sustainable locations.

Consultee

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Organisation:

Care needs to be given to the allocation of any sites for houseboats. Houseboats can be vulnerable to high river flows so clear criteria will need to be set out on where it is appropriate.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50021-10

Design criteria would need to be included in the Local Plan to ensure that any sites allocated for self-build within areas at risk of flooding include appropriate resistance and resilience measures.

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

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Organisation: Environment Agency

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural

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Organisation: Environment Agency

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Organisation:

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50021-11

Flood risk betterment should be sought through any large scale development in Fenland. For example, any large scale developments in areas at risk of flooding could include financial contributions towards the improvement of existing flood defences, which could also benefit other communities at risk of flooding. Any new large scale development could also reduce flood risk by incorporating SuDS that reduce existing surface water runoff rates.

Any redevelopment of brownfield sites within areas at risk of flooding could reduce flood risk by raising finished floor levels above existing floor levels, by incorporating flood resilient or resistant measures into new development and by removing ground floor sleeping accommodation.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50021-12

Climate Change The focus of climate change on page 21 is on mitigation. There is no discussion of how Local Plan policies will help Fenland district adapt to climate change. We believe that climate

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change adaptation should be an important consideration of the Local Plan in view of the predicted impacts of climate change on flood risk. We therefore consider that the Plan should identify opportunities to reduce flood risk to existing development in areas of flood risk and include policies that require new development to include appropriate flood risk mitigation measures, taking into account the effects of climate change. The sustainability appraisal scoping report identifies some of these opportunities. The Local Plan should clearly set out how flood risk sequential and exception tests will be applied in the district.

With regard to the sequential test, if settlement boundaries are re-introduced, would the area of search be the settlement boundary? If the whole of an area of search is within Flood Zone 3, will the residual risk in the event of a breach or overtopping of any flood defences be used to further define the level of flood risk? The evidence required to apply the sequential test should be included in the SFRA.

The first part of the exception test requires consideration of what wider sustainability benefits the development will bring that will outweigh the risk posed by flooding. On page 9 of the Issues and Options Consultation document, the second paragraph of the second column provides a good list of the issues that could be considered, including solving issues such a health inequalities, community deprivation, infrastructure deficit and low skills.

With regard to the second part of the exception test, how will it be determined whether a proposed development will be safe for its lifetime? When will a flood warning and evacuation plan be required to demonstrate that a development will be safe?

Water Cycle Study We support the aspiration to update the Water Cycle Study, last published in 2012, to inform the Local Plan. The Council should work closely with Anglian Water Services in order to get an accurate picture of what the current situation is and how projected growth is thought to have an impact on their services.

Water Resources Comments Anglian Water has published a revised draft Water Resources Management Plan (WRMP) (November 2019), which sets out how the company will maintain customer supplies over the period 2020- 2045. The plan can be viewed here: https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/draft-waterresources-management-plan/.

The company's assessment is that it will have sufficient supplies to meet this growth but will need to develop a strategic grid to achieve this. This will involve transferring water from Lincolnshire to areas where deficits in supply are predicted. They also seek to reduce individual customer demands and reduce leakage.

We recommend that the Council considers the long term viability of supplying any new development and how the phasing of growth links to the timings of this planned new strategic scheme.

The Anglian River Basin Management Plan (RBMP) considered the status of all rivers and aquifers in the Region and looked at what it would take to ensure they met good ecological status and reverse the over abstraction related to historical licensing of water. The measures required to make these

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improvements were subject to a cost benefit test. The assessment of the measures needed to get the entire aquifer and river system back to supporting good ecological status were deemed to be disproportionately expensive. The plan did approve some measures to improve the status of the rivers that were failing to meet their ecological flow needs where it was cost beneficial. The RBMP is available at https://www.gov.uk/government/publications/anglian-riverbasin-district-river-basin-management-plan.

Given the pressure the chalk aquifer faces, we cannot rule out future further reductions in the supplies available to Anglian Water to prevent deterioration of the water related ecology. At this point, we are not planning on any further reductions before 2025, but there is a high likelihood that further reductions could be required after this period. Any resultant loss in available supplies would need to be addressed in the company's next WRMP (2024).

Due to the pressures on local water resources and the potential risk of deterioration as a result of increased levels of abstraction, we would advise that any new development in the Fenland area aims for the highest levels of water efficiency. The Council should also seek Anglian Water's assurance that it can meet the needs of growth without causing deterioration. Government allows local plans to specify optional standards with regards to water efficiency targets in new homes. Building regulations specify a target use of 125 litres per person per day. It is recommend that the optional standard of 110 litres per person per day is included in the local plan with the aspiration for the target to be even lower than this. This is due to the water stress of the area as detailed above.

Water Quality Good water quality is linked to healthy, well-functioning ecosystems. A failure to step up river restoration and enhancements risks to cancel out upgrades in wastewater treatment and compromise the achievement of Good Ecological Status. River restoration and net gain in blue infrastructure should complement improvements in wastewater treatment.

The best use of land for the benefit of people, healthy ecosystems and water quality should ensure no encroachment on river corridors, where green infrastructure and blue infrastructure should go hand-in-hand, recognising the importance of water to support habitats and biodiversity. If water quality and quantity were compromised, this would lead to further decline of biodiversity. By enhancing and protecting biodiversity and achieving net gain in catchments, WFD status can be protected and enhanced as an additional result. The reduction of biodiversity can have negative consequences to an area that are hard to predict and as such it is important to keep it as varied as possible.

Keeping biodiversity healthy in the environment has many other benefits. Wetlands, for example, act as natural filters for surface waters, and are used in waste water treatment. A combination of the soil type, the water plants in the wetland and the microbes around their roots are all part of the filtration process. Flood plains and wash lands act as natural a natural way of managing excess water from flooding. When an ecosystem is negatively impacted these additional environmental benefits can be lost.

Surface and groundwater abstractions for domestic, industrial and agricultural use can exacerbate problems in water bodies, leaving stretches of depleted and dried up rivers, lakes and wetlands. This can have serious impacts on freshwater ecosystems and other wetland habitats such as

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marshes and water meadows, which may already be under stress by drought and other urban developments.

The water environment impacts significantly on the wider ecology and should be looked at in detail when creating plans. It would be highly beneficial when creating strategies to protect and enhance biodiversity, to give some instruction and guidance about finding opportunities to protect, enhance and maintain water quality, which would in turn contribute greatly to protecting, preserving, enhancing and maintaining biodiversity.

Taking advantage of the open land in parks, open recreational green areas, road corridors, and private gardens can all maintain and even enhance biodiversity in the area, if managed correctly. When opportunities are sought out and correctly implemented, wildlife, waterbodies and flora can thrive in towns. It would be good to have some sort of awareness campaign that highlights how the design of the development is good practice for sustainable green and blue infrastructure and why it is
important to protect it. Urban development directly impacts on biodiversity when it modifies existing wildlife, as such it is vital that mitigation measures are in place for things like new housing, industrial development and transport infrastructure. When looking at public footpaths and cycle paths, it is important to review current green and blue corridors to see if these can be utilised for this. By investing in this and increasing the amenity value of them, it will help encourage people to use them.

Sustainability Appraisal Scoping Report Paragraph 3.5.22 states that 'there may be a number of alternative ways to deal with flood risk that need to be explored particularly at a strategic level rather than relying on the nationally prescribed one size fits all approach as set out in the NPPF'. While we recognise that there are particular challenges in dealing with flood risk in the Fenland area, it still needs to be ensured that the Local Plan complies with the NPPF. We recommend that local evidence, such as hazard / breach mapping, is used to develop more locally tailored policies relating to the location of new development and the application of the sequential and exception tests.

We agree with the evidence gaps identified on page 73. However, the last bullet point on 'Key Opportunities' is vague – "Royal Haskoning modelling of River Nene tidal impact'. We are unsure of what this means - over and above our existing Tidal Hazard mapping?

Section 3.7.14 states that 'the majority of abstraction occurs during the winter months when river levels are highest'. This is not accurate for the Fenland district which is agricultural rich and has significant abstraction during the summer from the Internal Drainage Board systems. The majority of abstraction licences in this area have conditions that limit their impact on the environment. The drains in the level based systems are highly managed and flows vary throughout the year. Therefore, water flow tends not to the main influence on the aquatic environment of these drains.

It is not clear how different development scenarios (detailed in part A of the Local Plan Issues and Options Consultation) will be assessed through the sustainability appraisal process, in terms of how current and future flood risks could affect these scenarios. It is important that the impact of flood risk on these scenarios is evaluated as this could be a major factor in determining which of these scenarios will be the most sustainable development option.

Consultee

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The sustainability appraisal should identify opportunities for flood risk reduction, linking to question 26 of the Issues and Options document. This should include opportunities for using SuDS to deliver a net reduction in flood risk. While there are opportunities to design and implement SuDS that are multifunctional and improve water quality, as well as biodiversity and amenity, they should always be designed to have a key flood risk management function. The sustainability appraisal should therefore identify the use of SuDS (as well as other measures) in the context of opportunities for net flood risk reduction to both proposed and existing developments. The sustainability appraisal should also consider the findings of the baseline FRM for the Future report and identify opportunities for reducing flood risk through the improvement of existing flood defences.

We are pleased to see that the Sustainability Appraisal Framework includes 'development in flood zone 1 making a contribution to flood risk reduction' as a positive effect. We assume this relates to the use of SuDS mentioned above.

Under the 'negative effect' column of objective 5.2, this can result in 'development in FZ1 making no contribution to flood risk".

Using the 'amount of development approved in each flood risk category' as an indicator for resilience to climate change and flood risk may be too simplistic in Fenland district as this indicator does not take into account the presence of flood defences. The amount of development approved in areas within the extent of any breach/hazard mapping may be a better indicator of objective 5.2.

We hope that this information is of assistance to you. If you have any further queries please do not hesitate to contact us.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐

Consultee

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Agent

Title:
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Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

50021-13

We are concerned that sustainable flood risk management is not listed as a potential priority, especially given the future predictions of flood risk.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50051 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	E	First Name:	
Surname:	Murat	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50051-1

Yes, we agree you should have a Settlement Hierarchy policy.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50051-2

We do not see any need to change the exisiting categories other than to specify the maximum number of dwellings for each development site. For Limited Growth villages, for Parson Drove we would like this to be a maximum of 10 dwellings per site. For Other villages, for Church End 1 dwelling per site. We consider that Parson Drove should continue to be a Limited Growth village in the settlement hierarchy and Church End remain in the Other village settlement hierarchy.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50051 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	E	First Name:	
Surname:	Murat	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50051-3

Yes we would.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50051-4

We consider that the supporting policy should set a hard boundary with strict policies that limit development outside of the boundary.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50051-5

Ask the relevant Parish Councils. We will provide you with a map indicating our proposals for the settlement boundary for Parson Drove and Church End at a later date as the 6 week consultation period is insufficient time to complete this.

Question 5: Growth Options

5a) Which option/s do you prefer?

50051-6

We would prefer Option 1: Proportionate Settlement Growth

5b) What are the positive and negatives of the option/s?

Consultee

Title: Mr
First Name: E
Surname: Murat
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50051-7

Option 3: Bespoke policies for all settlements in the settlement hierarchy.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

Consultee

Title: Mr
First Name: E
Surname: Murat
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50051-8

You should look at as many sustainable options as possible suitable for the Fenland area.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title: Mr
First Name: E
Surname: Murat
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

Consultee

Title: Mr
First Name: E
Surname: Murat
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50051-9

Yes, providing it has community support.

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50051-10

Gypsy and Traveller pitches should be located near to the towns and larger villages where there is the infrastructure in place to support them.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

50051 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	E	First Name:	
Surname:	Murat	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

Consultee

Title: Mr
First Name: E
Surname: Murat
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50051-11

Yes

23b) Should the Plan identify buildings of local importance?

50051-12

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

Consultee		Agent	
Title:	Mr	Title:	
First Name:	E	First Name:	
Surname:	Murat	Surname:	
Organisation:	Parson Drove Parish Council	Organisation:	

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50051-13

Please refer to our Neighbourhood Development Plan.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

Consultee

Title: Mr
First Name: E
Surname: Murat
Organisation: Parson Drove Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50015 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Geoff	First Name:	
Surname:	Newham	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50015-1

While I am aware of the drive for an increased housing stock to meet a diverse range of needs, its imperative
that the very nature, the essence, of what is typically Fenland should be preserved, even enhanced.
We live in a highly productive agricultural community, set in a unique landscape. Its value and character requires respect and conservation.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50015-2

I think the end date is highly ambitious.
The current Local Plan has been in place for just 5 years, and look how long that took to come into being. And, already, its demise is imminent. Yes, the vision should look that far ahead, but it can't be written in stone.
The aim for a housing strategy that will reach 20 years ahead and expect it to remain appropriate and valid
against unknown, constantly evolving criteria is more than ambitious. It borders on fantasy.
Any 'plan' must build in flexibility, adaptability and aim, probably, for a higher number of units.
That would be something that could be adjusted to meet demand, economical need and available resources. There need to be periodic appraisals and assessments to monitor progress against the housing demand and the economical
Climate, perhaps every 4 or 5 years, or upon any other significant events.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50015-3

See comment above.

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50015-4

I think that Wisbech and its close environs towards March should try to gain a foothold on the Cambridge phenomenon.
We should increase the infrastructure links, road and rail, between here and Cambridge, especially rail.
By siting silicon, medical and research centres outside a congested city, into our area would attract high quality
jobs and reduce the high cost of housing in Cambridge.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50015-5

It's essential to maintain a settlement hierarchy.
Small villages need to know that they are viewed that way, that their rural communities are, to a great extent, protected from exploitation and encroachment.
By setting out FDC's view on protecting rural Fenland, vexatious applications will be avoided, communities safeguarded, and planning applications dealt with more efficiently.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50015-6

I do feel that the existing hierarchy is reasonable

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50015-7

I'd love to see Tydd St Giles isolated as something special, but that's because I live here!
I'm passionate about this rural highly agricultural gem and do not wish to see its attractive uniqueness
dissipated or made into another Parson Drove. Given the covetous ambition of a small handful of people, this village could be devastated in very short order, as it nearly was not so long ago.
Thankfully, FDC's planning committee had similar views about preserving the nature of Tydd St Giles, supported by the local plan.

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50015-8

Yes, Definitely.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50015-9

In favour of strict policies.
There wold have to be a very strong, specifically localised sustainable need to step outside these policies.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50015-10

Tydd St Giles relied on the 'development envelope' as it was widely known. And simply meant the last house in each road as it left the village. Agricultural land, which is all Class 1 (the highest, according to Government sources) is not available for consideration.

Question 5: Growth Options

5a) Which option/s do you prefer?

50015-11

I'm averse to there being a strict apportionment according to what's in the area already.
That's a recipe for upsetting a vast swathe of the residents in small communities.
There has to be a more sensitive approach.
Since the suggested apportionment is quite low for rural communities, why not leave those numbers

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

out of the plan when aiming for the 550 per year, but allow, say, in-filling builds, or redevelopment only. That way, you have the numbers you need in larger towns, but can exceed them when small developments are brought into the reckoning.

5b) What are the positive and negatives of the option/s?

50015-12

see 5a

5c) Which option/s do you dislike and why?

50015-13

see 5a

5d) Are there alternative options, not shown above, which should be considered?

50015-14

see 5a

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50015-15

All areas should have bespoke considerations, only. So Option 3.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50015-16

Of course, where relevant and sustainable

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50015-17

Of course. There are already too many

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50015-18

Health and safety should always be a consideration for all developers. Why would anyone build or allow to be built, any community that would be detrimental to community or residents' health and safety?
No brainer!

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50015-19

In this day and age? Always and to the highest level.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50015-20

I thought this one had died a death. There's no argument for small scale windfarms and they are the
only ones that would be feasible in this area.
There's a huge outcry whenever they're planned or when locals
are consulted. And offshore is much better.
With such a wide horizon and such huge skies, turbines destroy the vista. It's bad enough with Skeletal robots marching across the Fens.
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Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50015-21

Yes, Definitely.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50015-22

Yes. Everything that improves, helps.
We need to move away from being rooted in traditional building methods and design. We should be embracing everything that is quicker to build, smarter, more energy efficient and with minimal maintenance

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50015-23

Makes sense. The alternative is to stand still, which means being regressive

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50015-24

Probably good to insist on the wiring to be in place, but, perhaps, capped off. That would allow a point to be installed as/when required by new owners, without incurring a developer cost.
Or, perhaps central Government could supply all new homes with the actual charging point – the bit
that would stand above ground into which we plug our car's charging lead.

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50015-25

Don’t see why not. Tydd St Giles doesn’t have gas. So we’re ahead of the rest!

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50015-26

Yes. And some education is required for some ‘traditional’ farmers who don’t know that they don’t need to plough their fields. Ploughing releases huge volumes of carbon, but it’s not necessary, costs them money and damages the environment.

11b) Require developers, as part of their contribution to open space provision, to create ‘carbon sinks’, such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50015-27

Always. Improves the quality of life all round.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging ‘food miles’?

50015-28

Quite possibly. But there would need to be positive motivation to ensure take up.
Some allotments are well used, and have a waiting list of people wanting one.
Others are half empty or worse. So some study required to understand which approach is the most successful.
Ensure allotments are situated close to developments or within them to encourage uptake

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50015-29

Oh Yes!

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

These roads are too narrow to cycle them in comfort. My right elbow is almost grazed too often or I'm driven into the side where potholes provide a sorry end to a journey.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50015-30

Isn't that what all planners and architects should do?
If not, then they need a kick up the….

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50015-31

The obvious answer seems to be yes.
Shouldn't all plans and designs be sympathetic, in keeping, sensitive?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50015-32

Improve local infrastructure. FDC cannot promote more building without improving the roads, GP practices, community centres, policing… to name but a few

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50015-33

Would make sense to draw on the collective knowledge and information that's available.
Why should everyone go around reinventing the same wheel?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50015-34

All seem eminently sensible.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50015-35

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50015-36

My view is not so relevant as those who require housing. Shouldn't their needs dictate what's needed? Since you're going to do an assessment, you will be finding out the range of needs across the district. Surely this would be a reasonable snap-shot of the needs at any given time and a range of housing stock should then be organised to meet those needs.
Affordable rented housing should take priority.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50015-37

If there's a sufficient need, then it would make sense. But they should be for renting only, otherwise we're heading down the same path as when council houses were sold. Originally for affordability needs, then priced too high for those who need them once sold.
But a RES would have a disproportionate impact on small villages and should not be considered where population is smaller than, say, 1500.

15c) Should the plan encourage 'community-led' based housing schemes?

50015-38

Where communities are large enough to maintain momentum, then that would work on several

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

layers including social behaviour.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50015-39

This subject needs more thought and research.
Insisting on traveller provision will put off many developers, and buyers of the other properties.
And many travellers don't want to be an 'inclusive element'.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50015-40

Sounds reasonable

18b) Should we allocate sites which are set aside only for self-build and custom build?

50015-41

Also sounds reasonable

Question 19: Employment

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50015-42

It would seem that town centres do need to reinvent themselves.
Shopping is more convenient in major supermarkets and on line.
So banging on with more shops to replace failed ones seems doomed to more failure.
As a nation, are we becoming more isolated? Less inclined towards the social side of shopping?
How do town centres in France or Germany work?
What's different? Or are they failing the same way?
Reduce Costs for High Street businesses (business rates, local taxes etc) and encourage small businesses/artisan businesses to populate retail areas of our towns.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Protectionism doesn't work.
Anything else might!
Guard against unhealthy options.

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50015-43

walking, cycling and public transport does need encouraging and proper provision.
If it were done properly, and was both reliable and viable and trusted, then the car's importance would reduce.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50015-44

All town centre parking should be free, for obvious reasons.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50015-45

Yes

23b) Should the Plan identify buildings of local importance?

50015-46

Yes

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50015-47

All open, rural, agricultural land!
Small rural village locations define the Fens and should be preserved

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50015-48

Where we can increase wildlife parks, and natural spaces, we should.
Encourage farmers to reduce their reliance on pesticides, herbicides and insecticides - these chemicals poison the land, dykes and drains and all that live in them, including us.
Instead encourage wild/wildflower margins, re-wild areas (grants available), create wildflower road verges (Every council has the plan for this and are encouraged to adopt it – see PlantLife's Website).

Stop landowners shooting our native wildlife for Sport (we know it is dressed up as conservation but it is not so.) Protect our natural environment and make it truly natural.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50015-49

All new developments should incorporate green spaces, trees, and hedgerows and where a proposed community is large enough, parks and play areas, too

25b) What do you think of the quality of open space in your area?

Uninspiring and, as a result, not used enough.
It doesn't engender sufficient pride in it to be used regularly or fully.

25c) Should the Plan identify other areas of open space to be protected?

50015-51

Yes. All open spaces should be preserved. Where none exist, create them, but not as an aside,

Consultee

Title: Mr
First Name: Geoff
Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

begrudgingly, but properly considered and designed.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50015-52

Widely known and accepted standards will always work better

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50015-53

We have a system of channels, dykes and drains all around us, but there are still mini lakes in the fields after rain.
Currently, houses are required to be built above the known level of risk.
Given the rise in levels predicted, it would make sense to increase that level. Pile driven foundations supporting a higher floor level.
All this increases costs, which becomes a disincentive for developers which, in turn, becomes counter-productive.
But, hey, that's what architects are for.
Best of all – don't build on flood plains. Don't build where surface water sits after rain. Maybe there should be a minimum height above sea level below which it's unlawful to build.
Especially in the Fens!

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50015-54

More timely and more widespread meaningful road maintenance and not only on major roads.
Define responsibility for dealing with fly-tipping and who should deal with it. Don't outprice dumps and recycling centres thereby encouraging fly tipping in our rural areas.
Use current resources optimally.

Consultee

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Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50015-55

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [ ] **Attracting inward investment to Fenland and creating more jobs**
- [ ] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [x] **Good quality, accessible open space (parks, play areas, etc)**
- [x] **Genuine efforts to create areas for nature**
- [x] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50015-56

I think I'm a NIMBY.
Many people in my village are, too.
Therein lies the challenge!
As you may know from your planning meeting records, we've seen off some strong challenges from some of the less scrupulous to conserve the integrity of this village. Over-riding that, in pursuit of a national imperative, may not be well received.
You cannot bring out your calculator and apply its mathematical indifference to the preservation of rural idylls. Ironically, that doesn't compute.
You do need to talk to people on the ground, like you are with this survey, for instance. And I don't mean talking to local parish councillors only. Some are not voted in; many are co-opted at one single person's discretion, according to that person's preferences. So you need care when talking to a seemingly democratic body that, below the surface, has too many self interests waiting to

Consultee

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Surname: Newham
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

emerge.
Peoples' preferences, emotions, desires play more importance in deciding and accepting rural village development than applying a token percentage, or fixed numbers per head.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50015-57

No. See 29a above

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50015-58

See paper rep for comments!

50063 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Jessica	First Name:	
Surname:	Nobbs	Surname:	
Organisation:	Water Management Alliance	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Jessica
Surname: Nobbs
Organisation: Water Management Alliance

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Jessica
Surname: Nobbs
Organisation: Water Management Alliance

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Jessica
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Organisation: Water Management Alliance

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

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Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

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Organisation: Water Management Alliance

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

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Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Jessica
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Agent

Title:
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Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50063-1

Thank you for consulting Kingâ€™s Lynn Internal Drainage Board (IDB) as part of the Fenland Local Plan 2019-2040 Issues and Options Consultation. We are aware that the new Local Plan will be informed by a Strategic Flood Risk Assessment, which will enable the formulation of policies and selection of sites, however please find some hopefully relevant information below. -The Kingâ€™s Lynn Internal Drainage Board (IDB) operate partially within the Fenland District Boundary and is a member Board of the Water Management Alliance (WMA). The North Level District IDB also operates within the Fenland District Boundary however this Board is not a member of the Water Management Alliance. A copy of the Kingâ€™s Lynn IDB Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf). -Maps of the Kingâ€™s Lynn Internal Drainage District are available here .These maps show which watercourses are designated as Adopted Watercourses by each Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB. This maintenance is not necessarily carried out on an annual basis but on a recurrence deemed necessary to meet water level management requirements. The designations are made under permissive powers (meaning there is no obligation for IDBs to fulfil any formal maintenance requirement and there is no change in the ownership or liability associated with the watercourse). -It may be useful to highlight that IDBs are local public authorities that manage flood risk and land drainage within areas of special drainage need in England. Each IDB has permissive powers to undertake water management activities within their IDD. The purpose of delivering this work is to reduce flood risk to people and property and to manage water in a way that meets the local needs of business and agriculture, including during times of drought, whilst also dealing with its obligations and commitments to the environment. IDBs exercise a general power of supervision over all matters relating to water level management within their district. This is undertaken through the use of permissive powers that enable IDBs to regulate works on, or affecting, the watercourses within their area. Advice is also provided by IDBs through the planning system to ensure that planning applications for new development within their districts are supported by appropriate drainage strategies. IDBs conduct their work in accordance

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with a number of general environmental duties and promote the ecological wellbeing of their districts. They have a specific duty to further the conservation and enhancement of all designated environmental sites within their districts such as Site of Special Scientific Interest (â€œSSSIsâ€ - The WMA have now produced a Planning and Byelaw Strategy to communicate the way in which the WMA member Boards undertake their flood risk and water management functions to consolidate and highlight the existing IDB policy framework that supports the delivery of its work. This document is intended to support the strategies and plans of other RMAs that relate to flood risk, erosion and environmental matters. It does not seek to repeat the work of these other documents. The document is available online here. - It may also be useful to highlight the principle of the IDB role in the planning process. In doing so the following may prove useful: o According to the National Planning Policy Framework (February 2019), strategic policies set by Local Planning Authorities in their Local Plans should take into account advice from the Environment Agency and other relevant flood risk management authorities, such as Lead Local Flood Authorities (LLFAs) and Internal Drainage Boards (IDBs). In determining planning applications in accordance with national policy, local policies and relevant guidance, LPAs take into account advice from a number of different sources. These sources include from statutory consultees (such as the LLFA and the Environment Agency (â€œEAâ€) as well as from other Risk Management Authorities (â€œRMAsâ€) on a non-statutory basis such IDBs, Anglian Water or the Canals and Rivers Trust. Between December 2014 and March 2015 Government reviewed and consulted the arrangements for providing advice to planning authorities on drainage and flood risk. As part of their response to this consultation Government stated they recognised the important role IDBs fulfil in flood risk management and agreed that â€œthere may be local instances where they should be consulted on new development proposals on a non-statutory basis.â€ Government considered at that time that the provision of advice from these bodies would best be established through local arrangements. The purpose of this section of our strategy is to set out where we believe consultation with our member Boards is of value to both LPAs and developers.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐

Consultee

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Organisation:

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50023 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Janet	First Name:	
Surname:	Nuttall	Surname:	
Organisation:	Natural England	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50023-1

The current Local Plan vision aspires to a more sustainable Fenland, a protected and enhanced natural environment and open space provision. Whilst we welcome this we believe the vision for Fenland's natural environment should be significantly more ambitious and strategic; protection and enhancement of local landscape and designated sites such as SSSIs, SACs, SPAs, Ramsar sites, local wildlife sites and nationally important peat soils should be at the heart of the Local Plan Vision. Page 2 of 11

The Vision should incorporate additional aspirations to protect and enhance other aspects of the natural environment including geodiversity, local landscape and Best and Most Versatile land and to contribute towards mitigation and adaptation to climate change

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

Consultee

Title: Ms
First Name: Janet
Surname: Nuttall
Organisation: Natural England

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50023-2

Natural England believes that priority should be given to targeting growth in the most sustainable locations i.e. where impacts to the natural environment, through development and associated infrastructure, can be avoided and where maximum enhancements can be achieved by that development.

Natural England advises that the Plan's vision and emerging development strategy should address impacts on and opportunities for the natural environment and set out the environmental ambition for the Plan area. The plan should take a strategic approach to the protection and enhancement of the natural environment, including providing a net gain for biodiversity, considering opportunities to enhance and improve connectivity. We welcome reference in the Natural Environment section of the Issues and Options document to the Cambridgeshire and Peterborough Biodiversity Group's mapped opportunities for habitat creation and the statement that the new Local Plan can support opportunities for create new habitats. Our advice is that as part of the Local Plan evidence base the Council should prepare a map of the existing ecological network including designated sites, priority habitats and other important green spaces to identify key areas for protection and delivery of strategic / landscape-scale enhancements. This should not be an onerous task given the availability of information through the following sources:

Consultee

Title: Ms
First Name: Janet
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Organisation: Natural England

Agent

Title:
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Organisation:

 Natural England's Impact Risk Zones (IRZs) available through Magic; The Cambridgeshire Biodiversity Partnership's Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire (May 2019); Combined Authority Doubling Nature Investment Plan; Cambridgeshire and Peterborough Non-Statutory Strategic Spatial Framework; the objectives and projects in the Cambridgeshire Green Infrastructure Strategy (2011); Natural England's Cambridgeshire Analysis of Accessible Natural Greenspace 2010; Cambridgeshire Rights of Way Improvement Plan.

This should be used to develop a strategy to inform the appropriate location of site allocations and to identify opportunities for delivery of biodiversity and green infrastructure enhancement projects through the Plan's major development and biodiversity and green infrastructure policies. This could then be used to prepare a Fenland Green Infrastructure Strategy / SPD or an update to the Cambridgeshire Green Infrastructure Strategy.

The Local Plan should be underpinned by up to date environmental evidence. This should include an assessment of existing and potential components of local ecological networks. This assessment should inform the Sustainability Appraisal, ensure that land of least environment value is chosen for development, and that the mitigation hierarchy is followed and inform opportunities for enhancement as well as development requirements for particular sites.

Natural England suggests that cross-cutting issues should be identified at this early stage. For example, transport infrastructure, water and sewerage, air quality, flood protection and recreation and leisure requirements can have potential implications for the natural environment and policies to deliver these requirements will need to ensure its protection and enhancement. Key issues for Fenland's natural environment include the loss and degradation of peat soils and the need for accessible open space to meet people's recreational needs and reduce pressure on more sensitive designated sites; useful reference could be made to the findings of the East Anglian Fens Peat Pilot Study when they emerge.

The plan should recognise that social and economic benefits can be delivered through environmental gains, in addition to enhancing biodiversity. Natural England has a significant evidence base for this, including the Microeconomic Evidence for the Benefits of Investment in the Page 3 of 11

Environment 2 (MEBIE2).

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

Consultee

Title: Ms
First Name: Janet
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Organisation: Natural England

Agent

Title:
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Organisation:

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50023-3

A specific Local Plan policy could help to achieve the Council's objective to improve health and wellbeing across the district, particularly if this promotes the requirement for housing development to deliver high quality open space. Opportunities for this should be identified through the ecological network map and associated strategy as indicated above. Evidence is widely available to demonstrate that access to high quality open space close to where people can significantly improve people's physical and mental health and wellbeing. It is also important for meeting people's recreational needs and their appreciation and enjoyment of the countryside and its wildlife.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50023-4

Climate Change We welcome recognition of the importance of the climate change issue and the

Consultee

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Organisation: Natural England

Agent

Title:
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Surname:
Organisation:

Council's proposal to provide a wide-ranging set of policies to demonstrate Fenland's leadership in tackling and adapting to it.

The Local Plan should consider climate change adaptation and recognise the role of the natural environment in delivering measures to reduce the effects of climate change, for example tree planting to moderate heat island effects. In addition factors which may lead to or exacerbate climate change (through more greenhouse gases) should be avoided (e.g. pollution, habitat fragmentation, loss of biodiversity) and the natural environment's resilience to change should be protected. Green Infrastructure and resilient ecological networks play an important role in aiding climate change adaptation. Plan policies should require development to enhance the ecological network to deliver climate change mitigation in addition to wider environmental services.

In particular, the climate change policy should reflect the importance of the district's peat soils as a significant carbon store, in helping to improve air quality and mitigate against climate change. The policy should seek to protect this and ensure relevant development contributes towards enhancement of degraded Fenland peat to deliver a wide range of environmental services including biodiversity, open space, flood risk and drainage benefits, in addition to helping to mitigate climate change.

Question 8: Renewable Energy Natural England is supportive of policies to promote renewable energy generation as a significant means of helping to combat climate change and reduce pressure on natural resources, subject to proposals coming forward in sustainable locations.

Fenland district is particularly sensitive to wind turbine development due to potential for impacts to birds associated with the Nene Washes Special Protection Area (SPA) and Ramsar site and the Ouse Washes SPA and Ramsar site. The district includes a significant area of land considered to be potentially 'functionally linked'1 to these internationally designated sites, providing foraging habitat important for maintaining the sites' qualifying bird populations, particularly swans. Inappropriately located wind turbines pose a potential risk to these and other birds and wildlife through collision, disturbance and displacement. Natural England's Goose and Swan Functional Land IRZ is available to view through www.magic.gov.uk.

Planning applications for renewable energy development should be accompanied by sufficient information, including details of any necessary mitigation measures, to demonstrate no adverse ecological impact. Development likely to have a significant effect on a European site, including functional land, will need to be accompanied by adequate information to enable the LPA, as competent authority under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended), to undertake a Habitats Regulations Assessment.

The above matters should be addressed through appropriate policy requirements in the Local Plan.

Consultee

Title: Ms
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Organisation: Natural England

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Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50023-5

Natural England believes the Local Plan should include a specific soils policy which includes recognition that the Plan area includes a significant proportion of East Anglia's lowland peat soil resource. The policy should reflect the importance of peat soils, as a significant carbon store, in helping to mitigate against climate change, and the imminent threat to the fenland (including Cambridgeshire's) peat soils due to current land management practices, identified in Defra's 25

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Year Environment Plan and the UK Peatland Strategy 2018 - 2040. Natural England advises that the policy requirements should promote the sustainable use and management of peat soils, to ensure their protection and minimise production of carbon emissions through their loss and degradation. Policy requirements should ensure that relevant development contributes to the enhancement of degraded peat soils to deliver a wide range of environmental services.

The soils policy should give appropriate weight to the roles performed by the area's soils and should safeguard the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future in line with National Planning Policy Framework paragraph 170. Soils should be valued as a finite multi-functional resource which underpins our wellbeing and prosperity. Policy requirements should ensure that decisions about development take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50023-6

Natural England would support such a requirement. We believe developers should be required to provide or contribute towards provision of sufficient area of high quality multi-functional green infrastructure to deliver the requisite range of environmental services including open space to meet people recreational and health needs, sustainable drainage, climate change mitigation, biodiversity and landscape enhancement.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50023-7

For the benefits that allotments and other growing areas can bring for people and wildlife, and potentially helping to mitigate air quality impacts and climate change, we believe these should be provided within housing schemes wherever possible.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50023-8

Natural England's advice is that the Local Plan should include strong policies to promote sustainable travel including requirements to protect and enhance the cycle and footpath network and facilities. Reducing people's reliance on car travel can provide significant air quality, climate change and health benefits.

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Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50023-9

A design policy should promote Natural Cambridgeshire's Developing with Nature Toolkit to maximise opportunities within the design of the development to provide sufficient area of high quality multi-functional green infrastructure, including sustainable drainage (SuDS) to deliver net gain for biodiversity, landscape and accessible open space to meet people's recreational and health needs. Appropriately designed and managed green infrastructure can also provide
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significant climate change mitigation including urban cooling. Developers should be encouraged to follow Natural England's Accessible Natural Greenspace Guidance detailed in 'Nature Nearby'

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

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Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50023-10

Please see our advice above regarding the location of new development.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

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Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

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22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50023-11

A sustainable transport network with good cycle, walking and affordable and regular public transport will encourage uptake and help reduce people's reliance on car travel. We believe the Local Plan should promote enhancements to the sustainable non-car transport network, through appropriate policy requirements, for the significant health and environmental benefits this could achieve.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50023-12

Natural Environment We welcome reference to the biodiversity net gain aspirations of the Defra 25 Year Environment Plan, the NPPF and Natural Cambridgeshire's Doubling Nature vision; the vision has been endorsed by the Combined Authority and recently translated into the Cambridgeshire Doubling Nature Investment Plan. The Environment Bill mandates the delivery of at least 10% measurable biodiversity net gain through all relevant development.

We support recognition of the hierarchy of international, nationally and locally designated sites and the presence in Fenland of the Nene Washes Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site and the Ouse Washes SPA, SAC and Ramsar site in addition to several SSSIs and locally designated wildlife sites. We welcome recognition of the need to protect and enhance designated sites and wider biodiversity, landscape and best and most versatile (BMV) and to improve air quality.

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We agree that the Local Plan should support opportunities to create new habitats in areas which would provide the most ecological benefit as identified through the Cambridgeshire and Peterborough Biodiversity Group habitat opportunity mapping project. A strategy should be prepared, as discussed above, to inform the appropriate location of site allocations and to identify opportunities for delivery of biodiversity and green infrastructure enhancement projects through the Plan's major development and biodiversity and green infrastructure policies. This will help the Council to make a significant contribution towards the Combined Authority's Doubling Nature Vision.

Question 24: How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Designated sites The Local Plan should set criteria based policies to recognise the hierarchy of designated biodiversity and geological sites and ensure their protection. Such policies should clearly distinguish between international, national and local sites2. Natural England advises that all relevant Sites of Special Scientific Interest (SSSIs), European sites (Special Areas of Conservation and Special Protect Areas) and Ramsar sites3 should be included on the proposals map for the area so they can be clearly identified in the context of proposed development allocations and policies for development. Designated sites should be protected and, where possible, enhanced.

The Local Plan should be screened under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) at an early stage so that outcomes of the assessment can inform key decision making on strategic options and development sites. It may be necessary to outline avoidance and/or mitigation measures at the plan level, which will usually need to be considered as part of an Appropriate Assessment, including a clear direction for project level HRA work to ensure no adverse effect on the integrity of internationally designated sites. It may also be necessary for plans to provide policies for strategic or cross boundary approaches, particularly in areas where designated sites cover more than one Local Planning Authority boundary.

Natural England would welcome early discussion on the Habitats Regulations Assessment (HRA) of the plan and can offer further advice as policy options are progressed.

Biodiversity and Geodiversity The Plan should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity through all relevant development including housing, transport and community infrastructure. There should be consideration of geodiversity conservation in terms of any geological sites and features in the wider environment. The biodiversity policy and wider Plan preparation should apply the mitigation hierarchy and promote delivery of biodiversity net gain, in accordance with paragraphs 170 and 174 of the NPPF.

As indicated above, we advise the Council to prepare a map of the existing ecological network including designated sites, priority habitats and other important green spaces to identify key areas for protection and delivery of strategic / landscape-scale enhancements. This should be used to develop a strategy to inform the appropriate location of site allocations and to identify opportunities for delivery of biodiversity and green infrastructure enhancement projects through the Plan's major development and biodiversity and green infrastructure policies.

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Ideally the policy should include a requirement for proposals to be accompanied by a biodiversity survey, including an audit of gains and losses, based on the Defra 2.0 metric or very similar methodology. Developer's should also be required to consider Natural England's IRZs to ensure that potential direct and indirect impacts to designated sites, including recreational pressure, are appropriately assessed and that any adverse impacts can be satisfactorily mitigated.

The policy should seek to safeguard the value of previously developed land where it is of significant importance for biodiversity and/or geodiversity.

Priority habitats, ecological networks and priority and/or legally protected species populations Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). Further information is available here: Habitats and species of principal importance in England. Local Biodiversity Action Plans (LBAPs) identify the local action needed to deliver UK targets for habitats and species. They also identify targets for other habitats and species of local importance and can provide a useful blueprint for biodiversity enhancement in any particular area.

Protected species are those species protected under domestic or European law. Further information can be found here Standing advice for protected species. Sites containing watercourses, old buildings, significant hedgerows and substantial trees are possible habitats for protected species.

Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds. Local ecological networks will form a key part of the wider Nature Recovery Network proposed in the 25 Year Environment Plan. Where development is proposed, opportunities should be explored to contribute to the enhancement of ecological networks.

Planning positively for ecological networks will also contribute towards a strategic approach for the creation, protection, enhancement and management of green infrastructure, as identified in paragraph 171 of the NPPF.

Where a plan area contains irreplaceable habitats, such as ancient woodland, ancient and veteran trees, there should be appropriate policies to ensure their protection. Natural England and the
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Forestry Commission have produced standing advice on ancient woodland, ancient and veteran trees.

The policy should include a commitment to work with developers and Natural England to identify a strategic approach to great crested newt mitigation, where this is required, on major sites and other areas of key significance for this species.

Green Infrastructure Green infrastructure refers to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to provide multiple benefits including space for recreation, access to nature, flood storage and urban

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cooling to support climate change mitigation, food production, wildlife habitats and health and well-being improvements provided by trees, rights of way, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.

Green infrastructure is also relevant in a rural context, where it might additionally refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification.

A strategic approach for green infrastructure is required to ensure its protection and enhancement, as outlined in para 171 of the NPPF. Green Infrastructure should be incorporated into the plan as a strategic policy area, supported by appropriate detailed policies and proposals to ensure effective provision and delivery. Evidence of a strategic approach can be underpinned by Green Infrastructure Strategy. We encourage the provision of green infrastructure to be included as a specific policy in the Local Plan or alternatively integrated into relevant other policies, for example biodiversity, green space, flood risk, climate change, reflecting the multifunctional benefits of green infrastructure.

We advise the Council to prepare a map of the existing ecological network and opportunities for enhancement. An accompanying strategy should identify opportunities for delivery of biodiversity and green infrastructure enhancement projects through the Plan's major development and biodiversity and green infrastructure policies. The policy should make provision for appropriate quantity and quality of green space to meet identified local needs as outlined in paragraph 96 of the NPPF. Natural England's Cambridgeshire Accessible Greenspace Analysis (2010) may be of use when considering current level of provision whilst our Accessible Natural Greenspace Standard (ANGSt) offers useful guidance to developers.

Provision of sufficient quantity of high quality alternative natural greenspace is an important tool in mitigating the effects on recreational pressure associated with new housing development on more sensitive SSSIs. Our advice is that the level of provision should be proportionate to the scale of development, for example 8ha /1000 population is advocated through the Suitable Alternative Natural Green Space (SANGS) guidance.

Landscape Natural England expects the Plan to include strategic policies to protect and enhance valued landscapes, as well criteria based policies to guide development.

Access and Rights of Way Natural England advises that the Plan should include policies to ensure protection and enhancement of public rights of way and National Trails, as outlined in paragraph 98 of the NPPF. Recognition should be given to the value of rights of way and access to the natural environment in relation to health and wellbeing and links to the wider green infrastructure network. The plan should seek to link existing rights of way where possible, and provides for new access opportunities and avoid building on open space of public value as outlined in paragraph 97 of the NPPF.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

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50023-13

Please see our comments relating to green infrastructure above.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50023-15

We agree that management of water is important to reduce flood risk and to protect and improve water quality, habitats and biodiversity. Natural England supports the Council's proposal to prepare a Strategic Flood Risk Assessment to inform Local Plan site selection and policies. We welcome reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) and advise that the Local Plan should cross-reference this guidance.

Natural England expects the Plan to consider the strategic impacts on water quality and resources as outlined in paragraph 170 of the NPPF. We would also expect the plan to address flood risk management in line with the paragraphs 155-165 of the NPPF.

The Local Plan should be based on an up to date evidence base on the water environment and as such the relevant River Basin Management Plans should inform the development proposed in the Local Plan. These Plans (available here) implement the EU Water Framework Directive and outline the main issues for the water environment and the actions needed to tackle them. Local Planning Authorities must in exercising their functions, have regard to these plans.

The Local Plan should contain policies which protect habitats from water related impacts and where appropriate seek enhancement. Priority for enhancements should be focussed on European sites, SSSIs and local sites which contribute to a wider ecological network.

Plans should positively contribute to reducing flood risk by working with natural processes and where possible use Green Infrastructure policies and the provision of SUDs to achieve this.

A specific requirement for relevant development to be accompanied by a detailed hydrogeological

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assessment would be welcomed.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50023-16

Air pollution We would expect the plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. The environmental assessment of the plan (SA and HRA) should also consider any detrimental impacts on the natural environment, and suggest appropriate avoidance or mitigation measures where applicable.

Natural England advises that one of the main issues which should be considered in the plan and the SA/HRA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation, which can be damaging to the natural environment.

The effects on local roads in the vicinity of any proposed development on nearby designated nature conservation sites (including increased traffic, construction of new roads, and upgrading of existing roads), and the impacts on vulnerable sites from air quality effects on the wider road network in the area (a greater distance away from the development) can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic4, which feature habitats that are vulnerable to nitrogen deposition/acidification. APIS provides a searchable database and information on pollutants and their impacts on habitats and species.

Tranquillity The Local Plan should identify relevant areas of tranquillity and provide appropriate policy protection to such areas as identified in paragraph 100 and 180 of the NPPF. The CPRE have mapped areas of tranquillity which are available here and are a helpful source of evidence for the Local Plan and Sustainability Appraisal. Neighbourhood Planning Site Assessment Natural England is unable to put forward new sites for future development or Local Green Space designation. In addition to Local Green Space perhaps the call for sites could include a request for sites to be offered for delivery of net gain for biodiversity and green infrastructure.

Our advice is that site assessment methodology should be based upon a robust and credible assessment of deliverability, the suitability of the land and surrounding environment to accommodate the proposed development, as well as the potential contribution towards sustainable development. We welcome, as indicated in the Sustainability Appraisal, that preference will be given to allocating sites on brownfield / previously developed land to protect BMV land, noting that these can support important biodiversity.

When assessing Site Allocations we would urge your authority to use Natural England's Impact Risk Zones, which are available for your authority to download or through www.magic.gov.uk, to identify where development may have an impact on designated sites. Impacts and mitigation requirements should be identified through the Sustainability Appraisal. The delivery of mitigation

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measures will need to be secured through relevant Plan policies. Water resource / quality impacts and the effects of increased recreational pressure on SSSIs are likely to be key issues which need to be addressed for some of the settlements identified. The scale of residential growth is significant hence the combined effects of proposed development will need to be considered where relevant.

In accordance with paragraph 171 of NPPF, the plan should allocate land with the least environmental or amenity value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes.

Sustainability Appraisal Scoping Report We are satisfied that the Sustainability Appraisal (SA) Scoping Report for the Fenland Local Plan (October 2019) has been prepared in a proper, logical and comprehensive manner and seeks to integrate the requirements of the Strategic Environmental Assessment (SEA) Directive, into the SA process. The approach to SA, as set out in the Scoping Report, including sustainability objectives, assessment methodology, consideration of relevant plans, policies and programmes and the SA framework appears to generally accord with the requirements of the Planning and Compulsory Purchase Act 2004. The report proposes to address relevant Sustainability Appraisal themes and topics relating to the natural environment including biodiversity and geodiversity, agriculture, open space provision, transport, air quality, water resources and resilience to climate change and flood risk.

Please note that a Habitats Regulations Assessment (HRA) will need to be prepared to assess the likely significant effects of the Local Plan allocations and policies on European sites within and beyond the boundary of Fenland District in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The findings and recommendations of the HRA will need to inform the Sustainability Appraisal.

We welcome recognition that the Cambridgeshire Green Infrastructure Strategy Review has identified priority areas and habitats to protect and enhance the ecological network, noting that the Cambridgeshire Fens are (seen as) a superb refuge for England's biodiversity whilst also being exceptionally important for food production and as a carbon store. Natural England's advice is that the new Fenland Local Plan presents a unique and significant opportunity for development within the district, which sits in the heart of the Fens, to protect and enhance the ecological network. The
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Plan should identify enhancement projects and secure delivery of these through the relevant allocation and biodiversity policies.

Health and Wellbeing Natural England welcomes recognition of the importance of the provision of publicly accessible open space for people's health and wellbeing and the deficit in this crucial resource across the district. This is borne out in Natural England's Cambridgeshire Accessible Natural Greenspace Analysis 2010. The new Local Plan offers a significant opportunity to address this through the preparation of a green infrastructure strategy, as discussed above, and securing its delivery (open space, biodiversity rich habitat, community orchards, allotments etc.) through

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development with appropriate plan policy requirements. We note that passing reference is made to this in the key opportunities section, alongside reference to the UNESCO Fen Biosphere application. We welcome the key sustainability objective to:

'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;

Our advice is that a strategy should be developed to identify opportunities and project to deliver this objective; the projects should be implemented through requirements in the Local Plan allocation / major development and biodiversity policies. The indicator for this objective should be measurable net gain in area and/or quality of accessible open space.

Transport We welcome recognition of key opportunities and related SA objective to encourage non-car travel, including improvements to public transport and walking and cycling facilities, for the health and environmental benefits these could deliver.

Heritage, Place-making and Landscape Natural England supports the key sustainability appraisal objective to retain the distinctive character of Fenland's landscape, recognising the application for a UNESCO Fens Biosphere designation as a key opportunity.

Resilience to Climate Change and Flood Risk We welcome identification of key opportunities to address increase resilience to climate change and flood risk including increases in renewable and low carbon energy schemes where these can be demonstrated to have no adverse impact on ecology including designated sites.

Land Use and Wildlife We welcome consideration of biodiversity and geodiversity, including designated sites, and agriculture as key sustainability topics. Additional relevant plans and strategies for consideration include: The Cambridgeshire and Peterborough Strategic Spatial Framework (non- statutory): Towards a Sustainable Growth Strategy to 2050 aims to ensure that the updated green infrastructure strategies for the area and natural capital and biodiversity principles are reflected appropriately in the development of the Strategic Spatial Framework. This will include a particular focus on strategically important sites and sites with valued public access opportunities. Natural England's Monitor of Engagement with the Natural Environment identifies the multiple health and wellbeing benefits associated with people's engagement with the natural environment and wildlife.

Natural England welcomes identification of key issues including loss of biodiversity, presence of high grade agricultural land and pressure from development on greenfield sites. The SA identifies the presence of nationally and internationally designated sites as a key opportunity but does not clarify what opportunity this presents. Our advice is that this should be linked to the key opportunities for delivering habitat creation to better connect wildlife sites and the 'doubling nature' opportunity.
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Please note that Fenland's nationally and internationally designated sites are of primary

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importance for populations of wild birds, grassland and wetland habitats.

We support key sustainability objectives including minimising irreversible loss of BMV land, prioritising brownfield sites for development, minimising impacts to biodiversity and geodiversity and achieving net gains to create an enhanced ecological network resilient to climate change. Our advice is that the soils objective should be expanded to include protection and enhancement of the important fenland peat soil resource. The positive indicator for this objective should be no net loss of BMV land and area of peat soils protected and enhanced. Our advice is that a green infrastructure strategy should be prepared to identify projects to deliver these objectives through Local Plan developer requirements. An additional positive indicator for this objective should be delivery of projects and measurable net gain in biodiversity / green infrastructure.

Water Resources Natural England welcomes key sustainability appraisal objectives to minimise water consumption and to enhance water quality for the benefits this will provide for the natural environment, particularly through the incorporation of multi-functional SUDs.

Pollution and Waste We support key objectives to reduce greenhouse gas emissions and other pollutants to air and to reduce risk of pollution through contaminated land, for the benefits this will have for the natural environment.

Sustainable Resources Natural England welcomes key sustainability appraisal objectives to increase use of renewable and low carbon energy sources where it can be demonstrated that there will be no adverse ecological effect including impacts to designated sites.

4 The ecological effects of diffuse air pollution (2004) English Nature Research Report 580 Design Manual for Roads and Bridges Volume 11, Section 3 Part 1 (2007), Highways Agency
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Our advice is that Neighbourhood Plans should seek to protect and enhance the natural environment, including designated sites, BMV land and peat soils, and to deliver net gains for biodiversity and green infrastructure consistent with Local Plan requirements and the advice provided here by Natural England.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐

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New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50037 Fenland Local Plan: Issues and Options Key Issues Report

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Surname:	Patience	Surname:	
Organisation:	Anglian Water Services Ltd	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50037-1

We understand that a number of local authorities in the Oxford-Cambridge Arc are intending to undertake Local Plan Reviews to address the Government's aspirations for further economic and housing growth to 2050. As an infrastructure provider it would be helpful if the plan period was consistent with the other local plans being prepared within the Oxford-Cambridge Arc. Similarly it would be helpful if the timescales for Local Plan Reviews are aligned as far as is practicable.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50037-2

Agree – this would provide greater certainty to Anglian Water as an infrastructure provider in terms of the anticipated scale and distribution of development.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

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Surname: Patience
Organisation: Anglian Water Services Ltd

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50037-3

Anglian Water as infrastructure provider does not have a preference in relation to the scale of housing growth to be identified in the Local Plan Review. Dependant upon the scale and location of proposed development it would have different implications for Anglian Water's existing water and water recycling infrastructure including water resources infrastructure.

We are currently in discussion with the Government in relation to the implications of further growth above that in the adopted and emerging Local Plans within the Oxford-Cambridge Arc. We would welcome further discussion with Fenland District Council in relation to the preferred growth scenario following the current consultation.

5b) What are the positive and negatives of the option/s?

50037-4

Option 1: Proportionate settlement growth – a more dispersed option which includes proportionate growth at both market towns and villages and rural areas could potentially increase the need to

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invest at
existing WRCs rather than focused on a more limited number of WRCs.

Option 2: Market towns led growth– the focus on the market towns would have a greater impact on existing water supply, sewerage infrastructure and the receiving WRCs in these locations and more limited impacts elsewhere in the district.

Option 3: Strategic growth at one or more settlement – the focus on one settlement would have a greater
impact on existing water supply, sewerage infrastructure and the receiving WRC in that location and
more limited impacts elsewhere in the district.

Option 4: New settlement option – dependant upon its location a new settlement could potentially be physically remote from existing water supply and sewerage infrastructure. This would have to be considered as part of the viability of any new settlement including the development of an on-site WRC as an alternative
to draining to an existing WRC.

Option 5: Small site focus – a more dispersed option which is more focused on villages and rural areas could potentially increased the need to invest at existing WRCs rather than focus on a more limited
number of WRCs. Dependant upon its location smaller sites in villages or rural areas could potentially be physically remote from existing water supply and sewerage infrastructure. This would
have to be considered as part of any smaller sites. (Sites within existing settlements in rural locations which are closely related to existing water supply and sewerage infrastructure would not have the
same viability issues).

Option 6: Corridor growth – this option would be expected to have similar impacts to options 1 and 2. The specific impacts would be dependant upon scale of growth within each corridor and whether it is
equal or varies. An example of which would be greater scale of growth for each market town within the identified corridors.

5c) Which option/s do you dislike and why?

50037-5

Please see response to Question 5a)
namely: Option 1:
Proportionate settlement growth – a more dispersed option which includes proportionate growth at both market towns and villages and rural areas could potentially increase the need to invest at

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Option 2: Market towns led growth– the focus on the market towns would have a greater impact on existing water supply, sewerage infrastructure and the receiving WRCs in these locations and more limited impacts elsewhere in the district.

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equal or varies. An example of which would be greater scale of growth for each market town within the identified corridors.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title:
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Agent

Title:
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6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

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First Name: Stewart
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Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

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Agent

Title:
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Organisation:

50037-6

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50037-7

We would ask that integrated water management which refers to linking different aspects of water management and town planning to achieve multiple benefits, forms part of the design policies.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50037-8

Anglian Water is supportive of the inclusion of the optional higher water efficiency standard in the Fenland Local Plan Review. The need for which is demonstrated in a joint advice note produced by Anglian Water and the Environment Agency (copy attached). However the existing housing standards are in the process of being reviewed as part of a Defra consultation relating to personal water consumption.

Further details of this consultation (which closed on 11 October) is available to view at the following address:

https://consult.defra.gov.uk/water/measures-to-reduce-personal-water-use/

As such we would ask that consideration be given to reflecting the outcome of this review as part of the Local Plan Review.

More generally it would be helpful if the Local Plan Review could encourage the use of water re-use

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measures particularly as part of residential developments including but not limited to water recycling, rainwater harvesting and stormwater harvesting. Anglian Water actively the promotes the inclusion of such measures as part of our Green Water programme and currently provides financial incentives for developments which meet a standard of 100 litres/per person/per day at the time of connection.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50037-9

We consider that the inclusion of the optional higher water efficiency standard would not make the Local Plan or individual development proposals unviable.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Stewart
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Organisation: Anglian Water Services Ltd

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

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Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

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Organisation: Anglian Water Services Ltd

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Title:
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Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50037-10

In relation to flood risk reference is made to the risk of fluvial flooding and the predicted impacts of climate change. The expectation is that both local plans and planning applications should incorporate Sustainable Drainage Systems (SuDS) as set out in National Planning Policy Framework.

The Local Plan Review should clearly state that Sustainable Drainage Systems are the preferred method of surface water disposal for both developments and re-developments. Similarly surface water connections to the public sewerage network should only be provided in exceptional circumstances with applicants providing evidence of having followed the surface water hierarchy (utilising methods as high as possible within hierarchy which should include water re-use before infiltration).

In relation to foul drainage we would recommend that the Local Plan Review included a requirement for applicants to demonstrate that there is capacity available within both the foul sewerage network and receiving Water Recycling Centre to serve the development or it can be made available in time to serve the development.

We would welcome the opportunity with other interested organisations e.g. LLFA and EA to be involved in the development of any revised policies relating to flood risk, drainage, SuDs, and wastewater infrastructure to replace policy LP14 of the adopted Local Plan in advance of formal public consultation.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Consultee

Title:
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Agent

Title:
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Organisation:

50037-11

The presence of Anglian Water's existing infrastructure should be considered as part of any amenity district wide policy to ensure that new development proposals do not prejudice the continued operation of existing water recycling centres. The onus should be on applicants to demonstrate that occupied land and buildings can be brought forward without have any amenity impacts from existing uses through the preparation of an odour assessment. Mitigation will not always be feasible particularly on residential sites and any impacts should be avoided by site design and layout wherever possible.

Similarly any allocation site allocation policies should refer to the existing water mains and sewers (where relevant) to ensure that we can continue to access this infrastructure for the benefit of our customers

Where a sewerage pumping station is located within the vicinity of an allocation site or development proposals we would expect occupied land and buildings to be located at least 15m from existing pumping stations to avoid any associated amenity impacts.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Consultee

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Organisation: Anglian Water Services Ltd

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Title:
First Name:
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Organisation:

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50011 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Alex	First Name:	
Surname:	Patrick	Surname:	
Organisation:	Alexandra Design	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50011-1

2037 is sufficient due to the lack of housing that is present at the moment. 550 should be the norm when in fact 425 is the actual. Based on the above over 18 years there would be a deficit of 975 over 18 years compared to a deficit of 2,250 which is what the assumed number could be achieved. Things will change a lot in 18 years, 21 is pushing the limits.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50011-2

New employment land needs to be open to all not just the main roads into town. There are many local companies set in villages. Villages need the public to visit and appreciate the history and business the locals can provide. At current the legislation prevents business in in villages/outskirts.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50011-3

Disagree, the more facilities taken away from villages make it harder for development to meet the 550 target but also don’t help the locals stay in the village as the facilities get taken away (For example bus routes)

Consultee

Title:
First Name: Alex
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Organisation: Alexandra Design

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50011-4

Shouldn't be ranked in size of population. Should be ranked by local business, employment, school all go hand in hand. If there is no business there is no need to be located in the rural locations as there services get taken away due to only residents needing the transport.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50011-5

Murrow, Guyhirn. Both close to A47 and have large business that would thrive off of more residents and facilities. Guyhirn has major growth opportunities which would naturally filter to Murrow.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50011-6

Yes it is more clear cut and not up for interpretation of the planning officers, it is clearly defined for all, developers, architects and for FDC itself

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50011-7

Flexible approach as facilities/schools infrastructure could benefit in certain areas. Travelling families should be allowed in locations or their individual needs.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Consultee

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Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50011-8

Bespoke policies as set out in option 3. Each village has their own positive and negatives

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50011-9

Yes, space them out so open to all fenland not all within major towns. This then opens up new businesses to raise Fenlands profile (M&S or larger stores John Lewis) larger department stores for employment and career opportunities.

Consultee

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7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50011-10

Disagree, have consultations with this already

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50011-11

Yes, more energy efficient housing in the market towns where pollution is greater

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50011-12

yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50011-13

No, however food for thought for building regulations authority

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

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10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50011-14

Yes, this is small change but has large impacts as more manufactures are producing electric cars

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50011-15

This is a good idea, phase out gas but what about oil?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50011-16

Tree planning and hedges around existing agricultural fields will not only create aesthetic appearance improvements it helps the environment.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50011-17

This relates also to business in rural areas it will help both areas. More planning fields for children. Larger gardens for larger houses

Consultee

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12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50011-18

Yes a good idea, but must be made well lit and lots of security from anti-social behaviour. This would be difficult without a large open area

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50011-19

Starter homes are needed, in recent years 2014 + large development houses (executive style) have

Consultee

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flooded the market. There needs to be a good mix of all housing.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50011-20

Definitely

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50011-21

Adjacent existing sites, there are room to expand existing sites that are prevented to do so under existing policy

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Consultee

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Organisation: Alexandra Design

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Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50011-22

Allow business to set up in villages/rural locations. Businesses bring the public into the area which in turn builds up the areas with locals and new residents to support and encourage facilities for locals to remain (post offices/shops/bus routes).

19d) How should the Local Plan support the rural economy?

50011-23

Allow expansion

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50011 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
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First Name:	Alex	First Name:	
Surname:	Patrick	Surname:	
Organisation:	Alexandra Design	Organisation:	

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50011-24

Private cars will always be needed in the village locations. Funding has become short so crucial bus routes have been stopped making transport into the towns not possible unless taxi or dial a ride for children of an adolescent age and the elderly

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50011-25

Parson Drove conservation area needs re-visiting

23b) Should the Plan identify buildings of local importance?

50011-26

Of course, makes it easier for all viewing it

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50011-27

Encourage local green areas to be tree/shrub planted within and around the boundaries

Consultee

Title:
First Name: Alex
Surname: Patrick
Organisation: Alexandra Design

Agent

Title:
First Name:
Surname:
Organisation:

Planting around agricultural fields too.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50011-28

Children's play, sports pitches, country parks

25b) What do you think of the quality of open space in your area?

50011-29

Poor within Murrow. There isn't any sports facilities (toilets/club house) just football pitches and play area for older children (skateboarding/high rise climbing)

25c) Should the Plan identify other areas of open space to be protected?

50011-31

Yes, this should be based on what it is used for and the amount of use on it. More funding for spaces that work well within its limits not necessarily as they are currently positioned.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50011-32

This area should be of a central view for all residents, it should have key features but not a specific size. This should be down to interpretation as there maybe one close by to the new site.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50011-33

No, each areas has their own attributes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Consultee		Agent	
Title:		Title:	
First Name:	Alex	First Name:	
Surname:	Patrick	Surname:	
Organisation:	Alexandra Design	Organisation:	

50011-34

EA should review all mapping and flood zones, some levels of zones aren't true to the land levels

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50011-35

South Holland have a lot of flooding areas and they work pro-actively with developers to achieve the housing requirements and achieve National Policy, fenland are difficult to achieve a happy medium when the majority of sites are in zone 3 infrastructure needs to be improved to accommodate new dwellings for the future.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50011-36

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☑ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☑ **Attracting inward investment to Fenland and creating more jobs**
- ☑ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☑ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50011 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Alex	First Name:	
Surname:	Patrick	Surname:	
Organisation:	Alexandra Design	Organisation:	

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50011-37

Should be calculated by how many students the local school can accommodate. Funding to increase school size needs to be looked at. Infrastructure needs to be meet demand before further housing is created.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50011-38

Yes the type of housing would be an interesting factor. However, there should be a mix to continually raise the bar

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50011-39

What do the existing facilities require to continue/grow

50104 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Stephen	First Name:	
Surname:	Pattrick	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50104-1

Vibrant with a positive atmosphere with the council(s) providing simple basic essential services to make it a pleasant and comfortable place. i.e public toilets and street cleaning.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee		Agent	
Title:		Title:	
First Name:	Stephen	First Name:	
Surname:	Pattrick	Surname:	
Organisation:		Organisation:	

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Stephen
Surname: Pattrick
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50097 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Julie	First Name:	
Surname:	Pope	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50097-1

A place that provides work and recreational facilities to create a pleasant environment for all

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

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9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

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Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

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13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

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iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

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15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

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19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Julie
Surname: Pope
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50036 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Philip	First Name:	
Surname:	Raiswell	Surname:	
Organisation:	Sport England	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50036 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Philip	First Name:	
Surname:	Raiswell	Surname:	
Organisation:	Sport England	Organisation:	

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50036-1

Sport England would support the development of specific policies relating to health and wellbeing, particularly with regard to creating environments that encourage physical activity.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50036-2

Sport England would support a design policy which encourages increased levels of physical activity. Sport England have developed 'Active Design' which is about designing and adapting where we live to encourage activity in our everyday lives. It's a combination of 10 principles that promote activity, health and stronger communities through the way we design and build our towns and cities.

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

This guidance builds on the original objectives of improving accessibility, enhancing amenity and increasing awareness, and sets out the 10 principles of Active Design. It can be accessed here; https://www.sportengland.org/facilities-and-planning/active-design/
Sport England would recommend that any policy refers to this document in the supporting text.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50036-3

Sport England would support a policy that seeks to protect existing community facilities, including indoor and outdoor spaces for sport and physical activity.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50036-4

Sport England would support a policy which seeks to encourage walking and cycling, including improvements to existing facilities to encourage these modes of transport.

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50036-5

New development should make provision for on-site facilities for sport and physical activity, though in some cases a financial contribution to improve existing off-site provision may be the best option.

The Fenland Playing Pitch Strategy gives priorities for provision for outdoor sport, and this document should be used to develop priorities as it is a robust part of the local evidence base.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

Consultee

Title: Mr
First Name: Philip
Surname: Raiswell
Organisation: Sport England

Agent

Title:
First Name:
Surname:
Organisation:

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50036-7

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☑
- **Investment in walking and cycling infrastructure** ☑
- **Good quality, accessible open space (parks, play areas, etc)** ☑
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50036 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Philip	First Name:	
Surname:	Raiswell	Surname:	
Organisation:	Sport England	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50008 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	John	First Name:	
Surname:	Revell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50008-1

I note the statement on page 20 that life expectancy, obesity and physical activity in Fenland are all significantly worse than the England average. Improving these aspects is not simply a case of reducing fast food outlets near schools. Those simply driving cars or lorries through the Fens for the first time may think the area is flat and boring and offering little scope for recreational and leisure activities but step aside a few metres and the opposite is often the case. as anyone who has visited the Netherlands will also have found.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50008-2

I welcome the mention of Park Homes and Houseboats on P26. If Fenland wishes to encourage residential caravans and residential boats as part of the housing mix dedicated sites are needed with proper facilities including electrical power, refuse and sanitation.

Boats, caravans and motor homes visiting or travelling through Fenland provide welcome income to local businesses.. On the other hand boats, caravans, old coaches etc squatting and never moving create few benefits but many problems for local communities. The recent introduction of 36 hour moorings by March Town Bridge (probably the most important and convenient mooring on the entire Middle Level for shops, market, pubs, banks etc)) is very welcome. Those who block the moorings and flout the new rules should be pursued.

The proposed navigation bylaws under the Middle Level Act which are being drawn up should be helpful particularly the ability to insist that boats are insured and meet essential safety standards. The network of rivers in Fenland provide essential flood control and irrigation for some of the most productive agricultural land in the UK. Improving paths and tracks that border the rivers is a cost effective way to increase local leisure activities whether for fishermen, bird watchers, those walking dogs, those ambling or pushing prams or the keen long distance walkers. The lack of hills also mean that the paths will normally be flat and suitable for disabled people in wheelchairs.

Boating on the Middle Level is great and it's a real shame that so few people do so. You can escape the noise and bustle of urban life and national politics in a few minutes. You can have an armchair view of wildlife and some of the best sunsets in the UK. The new Middle Level Act provides a real opportunity to enhance the environment and leisure opportunities, to improve boating facilities that will directly benefit boaters and bring investment and employment to Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50008-3

The network of rivers in Fenland provide essential flood control and irrigation for some of the most productive agricultural land in the UK. Improving paths and tracks that border the rivers is a cost effective way to increase local leisure activities whether for fishermen, bird watchers, those walking dogs, those ambling or pushing prams or the keen long distance walkers. The lack of hills also mean that the paths will normally be flat and suitable for disabled people in wheelchairs

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50008-4

Please thank the Local Plan Team for the clear and comprehensive consultation document. I am retired and own a private narrowboat built by the long established local firm of Fox Narrowboats of March and moored in their marina.

High levels of employment, good housing and transport links are clearly essential now and in the future but so are the environment and health and well being.

Page 20
I note the statement on page 20 that life expectancy, obesity and physical activity in Fenland are all significantly worse than the England average. Improving these aspects is not simply a case of reducing fast food outlets near schools. Those simply driving cars or lorries through the Fens for the first time may think the area is flat and boring and offering little scope for recreational and leisure activities but step aside a few metres and the opposite is often the case. as anyone who has visited the Netherlands will also have found.

The network of rivers in Fenland provide essential flood control and irrigation for some of the most productive agricultural land in the UK. Improving paths and tracks that border the rivers is a cost effective way to increase local leisure activities whether for fishermen, bird watchers, those walking dogs, those ambling or pushing prams or the keen long distance walkers. The lack of hills also mean that the paths will normally be flat and suitable for disabled people in wheelchairs.

Boating on the Middle Level is great and it's a real shame that so few people do so. You can escape the noise and bustle of urban life and national politics in a few minutes. You can have an armchair view of wildlife and some of the best sunsets in the UK. The new Middle Level Act provides a real opportunity to enhance the environment and leisure opportunities, to improve boating facilities that will directly benefit boaters and bring investment and employment to Fenland.

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Q17 Park Homes and Houseboats
I welcome the mention of Park Homes and Houseboats on P26. If Fenland wishes to encourage residential caravans and residential boats as part of the housing mix dedicated sites are needed with proper facilities including electrical power, refuse and sanitation.

Boats, caravans and motor homes visiting or travelling through Fenland provide welcome income to local businesses.. On the other hand boats, caravans, old coaches etc squatting and never moving create few benefits but many problems for local communities. The recent introduction of 36 hour moorings by March Town Bridge (probably the most important and convenient mooring on the entire Middle Level for shops, market, pubs, banks etc)) is very welcome. Those who block the moorings and flout the new rules should be pursued.

The proposed navigation bylaws under the Middle Level Act which are being drawn up should be helpful particularly the ability to insist that boats are insured and meet essential safety standards.

Other matters
Small changes matter. For example the increase in the number of trains stopping at Manea was a significant step offering an alternative route to and from Ely when the A1101 at Welney is flooded and impassable.
Separate provision for walkers and cyclists along the A141 would be beneficial and save lives. The separate cycle / pedestrian path along the A142 provides a model. On a wet Sunday morning in November I counted several walkers, joggers and cyclists using the newly created path beside the A142 between the turnings for Witcham and Witchford

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: John
Surname: Revell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50040 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Richardson	Surname:	
Organisation:	Benwick Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50040-1

Fenland is still a rural community but technology allowing the towns and villages to become more integrated enabling all to benefit in a more cost effective way. Place for local people with employment for local people. Keeping green belt land for food production and not risking flood plains.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50040-2

Unless you are going to change how you do business you should put a target that is near historical norms. 2040 is a good date to work for future evaluation.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50040-3

Do not just build to reach a target, are the jobs here to support the residents. Homes can only be purchased by people with money i.e jobs No we should not go higher it would change the landscape too much and loose the character of the fens.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50040-4

Brownfield sites could be changed to small industrial sites, including redundant agricultural buildings.

Question 3 - Settlement Hierachy

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50040-5

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50040-6

No observation

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50040-7

Benwick should remain a small village. The impact of Wimblington and Doddington as growth villages has impacted on the local roads, without an increase in infrastructure, and development now needs to be more limited.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50040-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50040-9

Flexible policy was thought to be best.

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50040-10

The settlement boundary should be agreed with the Parish Council.

Question 5: Growth Options

5a) Which option/s do you prefer?

50040-11

Option 6 is preferred.

5b) What are the positive and negatives of the option/s?

50040-12

Allow the focus to be on public transport along the routes.

5c) Which option/s do you dislike and why?

50040-13

Did not like Option 5 small site focus as it lacks co-ordinated vision.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50040-14

Option 3 as this allows bespoke policies for all settlements offer better planning opportunities for the future.

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50040-15

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50040-16

No restriction

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50040-17

Yes, increase availability for healthy living.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50040-18

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50040-19

Windfarm locations either are commercially viable or not.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50040-20

No comment

50040 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Richardson	Surname:	
Organisation:	Benwick Parish Council	Organisation:	

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50040-21

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50040-22

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50040-23

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50040-24

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50040-25

No Benwick is not connected to the gas network If it encourages high energy efficiency then could be good Do not have enough information on the future of all electric based

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50040-26

Depends on policy, long term soil health should be considered. Need to farm land to produce food.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50040-27

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50040-28

Do not know. Benwick currently has 15 unused allotment plots.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50040-29

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50040-30

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50040-31

Yes

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50040-32

Light pollution, Flood risk, Infastructure, Car Parking

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50040-33

Not enough information to make a comment.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50040-34

Yes to all 3 optional standards. All homes should be designed to minimise waste, recycle more and all all citizens to use and contribute to their community.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50040-35

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50040-36

Awaiting results of housing survey of Benwick being done by Cambs Acre.

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Richardson	Surname:	
Organisation:	Benwick Parish Council	Organisation:	

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50040-37

Yes. Awaiting results of housing survey of Benwick being done by Cambs Acre.
An area that has a definitive need should have a rural exception policy.

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50040-38

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50040-39

Not individual fields converted by bypassing regulations.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50040-40

Yes when other areas visited you can see how they can contribute to local areas for colour and flavour and they contribute to the character of the area.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50040-41

Maybe. Needs to be viable and could hamper development.

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

18b) Should we allocate sites which are set aside only for self-build and custom build?

50040-42

No comment

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50040-43

The plan should react to developments, technology and employment is evolving and constantly changing.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50040-44

Food processing sites need to have road infrastructure.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50040-45

Infrastructure - Public Transport from villages restricts access to employment.

19d) How should the Local Plan support the rural economy?

50040-46

Infrastructure, Transport

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Richardson	Surname:	
Organisation:	Benwick Parish Council	Organisation:	

50040-47

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50040-48

Shops are either profitable or not but creating out of town retail centres would impact on town centres. And we should be supporting leisure if it helps the shops.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50040-49

Not enough information to comment.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50040-50

Not enough information to comment.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50040-51

Yes, needs to be an impact assessment but can not comment on what size should be.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50040-52

Yes

Questions 22: Transport

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50040-53

There will always be a need for a private car but walking cycling and public transport should be encouraged. Heavy investment in public transport is needed before the car is not needed.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50040-54

Yes. 2 spaces per home but more for the larger homes. People should be discouraged from parking on the highway.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50040-55

Yes if the analysis suggests it is worth it.

23b) Should the Plan identify buildings of local importance?

50040-56

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50040-57

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50040-58

Protect rivers from being built at the side of and keeping walks; Protect woods; Make it easier for a change of use to support projects e.g Great Fen Project

Consultee

Title: Mrs
First Name: J
Surname: Richardson
Organisation: Benwick Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50040-59

All of the above except allotments, all should be considered depending on size of development.

25b) What do you think of the quality of open space in your area?

50040-60

Could be improved. Poor availability and no provision for large team organised sports.

25c) Should the Plan identify other areas of open space to be protected?

50040-62

Yes, school playing fields and woods and all public open space needs to be protected.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50040-63

No specific standards but all new developments should have effective and usable open space land.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50040-64

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50040-65

Recycle water, reduce hard landscaping, and increase soakaways and balancing ponds.

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Richardson	Surname:	
Organisation:	Benwick Parish Council	Organisation:	

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50040-66

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☑
More genuinely affordable housing	☑
New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50040-67

Set up teams to discuss with Parish Councils.

50040 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	J	First Name:	
Surname:	Richardson	Surname:	
Organisation:	Benwick Parish Council	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50040-68

Yes

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50040-69

Don’t know

50013 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Aprille	First Name:	
Surname:	Robb	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50013-1

Wenny Meadow should be taken off the list of development sites.

It should be designated as a Local Green Space. Keep the town green and promote wildlife and nature

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐

Consultee

Title:
First Name: Aprille
Surname: Robb
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☐
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50082 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Rose	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50082-1

The Fenlands is an outstanding area of natural beauty and this should be maintained not only for this area but for the nation. The indiscriminate building of dwellings needs to be stopped, so this heritage can be kept. The Fenlands has a number of unoccupied or derelict housing which can more than meet housing demands and focus should be concentrated on these developments before new buildings are considered. This will ensure that the growth is in places where it would be sustainable.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50082-2

At present I believe the current approach to a local plan and the governments requests are wrong. Recent enviormental disasters all over the country have highlighted that we are not planning correctly. before setting dates we truly need to understand what we what to achieve, where this is possible and what needs to be changed if needed.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50082-3

No we should not go higher and should be questioning any government targets. It is criminal to accept policies without proper understanding of what is achievable. the government and Fenland are just quoting figures without any knowledge for what the current capacity is.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50082-4

We should be focusing on traditional jobs. We should keep this jobs focused in the larger towns, where the current infrastructure is in place or can be easily upgraded.

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50082-5

We must have settlement hierarchy policy to protect the natural beauty of our environment.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50082-6

This needs to be strictly maintain, we do need another category, so that the local inhabitants views are clearly documented, i.e. the local inhabitants what a small village to remain a small village and development is inhibited.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50082-7

No village should be moved without the consent of the local inhabitants.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50082-8

Yes I would support the re-introduction of settlement boundaries.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50082-9

I believe these should be hard boundaries. We need to preserve our countryside and protect or wildlife. Further we will not be remove our natural defences against environmental conditions.

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50082-10

Boundaries of villages are already defined, by signs or local knowledge. Defining boundaries should be the responsibilities of local representatives following consultation with the local inhabitants, not set by large remote councils.

Question 5: Growth Options

5a) Which option/s do you prefer?

50082-11

Option 2

5b) What are the positive and negatives of the option/s?

50082-12

Numerous empty / derelict housing. Numerous sites to facilite new developments Infrastructure in situ to sustain & promote growth.

5c) Which option/s do you dislike and why?

50082-13

Any option that does not investigate if the proposal adversely impacts the environment, increase risks to current inhabitants / businesses. Does not take into account the wishes of the local inhabitants.

5d) Are there alternative options, not shown above, which should be considered?

50082-14

Do not build new homes, there are enough development sites with empty or derelict housing to meet any targets.

Question 6: Settlement Policies

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50082-15

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Local inhabitants wishes must be respected, above any government policies. Every town and village has different needs and one shot generalisation ignores these, creating ill feeling, resentment, ill conceived development, damage to the environment and financial costs.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50082-16

Yes by respecting the wishes of the local inhabitants and championing this wishes with ill conceived government requests. We can improve the quality of our life's.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50082-17

Yes, we need to ensure these establishment are located and run responsible. These policies should extend to ensure rubbish is disposed of responsibly and roads / pavements are not blocked.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50082-18

Yes, this should be for all developments. These assessments should be stricter i.e. so that a traffic survey is not over 1 hour at 1300hrs in the afternoon only, but is sufficient to give a correct representation of the traffic flow, this could mean over a period of weeks.

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50082-19

This should be a requirement.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50082-20

Renewable energy needs to be explored, but independent studies must be undertaken to ensure any negative conditions are understood. Also the local inhabitants wishes must be followed.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50082-21

There are always opportunities, one could be promoting local schemes for investing in windfarms / solar panels etc, where the whole community can collectively invest and benefit.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50082-22

Yes, we should not be developing to the bare minim, but to the best standards possible.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50082-23

Any plan should look at minimising energy usage, but as there has been no surveys to understand current capacity of our infrastructure, we could be creating more problems than solving.

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50082-24

Any plan must require that developments use low carbon energy sources. but again surveys to ensure current capacity is understood and available or upgraded where required.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50082-25

It would seem stupid not to make this requirement, especially considering the promises our government officials have made. But as I have said these promises have been made with no understanding of the local capacity of the infrastructure in place.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50082-26

No, technology moves at a fast pace, there are currently efficient fuels that meet and exceed omissions. Although at present they may not be financially or economically viable.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50082-27

Yes, the harvesting of these materials damages our environment, also increasing risks to flooding and the extinction of our wildlife.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50082-28

Yes develops should be required to improve the environment, not just make as much money as possible.

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50082-29

Yes, develops should be required to provide compensation to locals for there negative impact and provide facilities to reduce emissions are available, with long term support provided.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50082-30

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50082-31

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50082-32

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50082-33

The local inhabitants wishes must be respected above any government quotes.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50082-34

Any developer should be required to provide long term support to ensure that we maintain all conditions to our life's, the environment and our growth. For to long developers have been able to maximise there profits without any long term obligation to its success or minimising any negative

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

impact.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50082-35

A one fit approach nationally is ridiculous, every area is different, with individual requirements. any plan must be able to set standards to meet the local needs.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50082-36

There is none, developments must be to the highest standards not to cost, especially if that cost is the dictated by develops.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50082-37

I moved to a small village, I do not want to live in a medium size village. At our meeting with the parish council it was clear that the local residence did not want any new developments, and this opinion must be respected. But if buildings are to be developed, then a full surveys must be undertaken to ensure the current capacity of infrastructure, utilises, highways and employment prospects are known. It is pointless building 100 2 bed houses in an area which has inadequate transport, electrical / communication / drainage / water or roads that can not meet demand.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50082-38

I moved to a small village, I do not want to live in a medium size village. At our meeting with the

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

parish council it was clear that the local residence did not want any new developments, and this opinion must be respected. But if buildings are to be developed, then a full surveys must be undertaken to ensure the current capacity of infrastructure, utilises, highways and employment prospects are known. It is pointless building 100 2 bed houses in an area which has inadequate transport, electrical / communication / drainage / water or roads that can not meet demand.

15c) Should the plan encourage 'community-led' based housing schemes?

50082-39

I moved to a small village, I do not want to live in a medium size village. At our meeting with the parish council it was clear that the local residence did not want any new developments, and this opinion must be respected. But if buildings are to be developed, then a full surveys must be undertaken to ensure the current capacity of infrastructure, utilises, highways and employment prospects are known. It is pointless building 100 2 bed houses in an area which has inadequate transport, electrical / communication / drainage / water or roads that can not meet demand.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50082-40

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50082-41

No

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50082-42

No

50082 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Rose	Surname:	
Organisation:		Organisation:	

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50082-43

Local inhabitants wishes must be respected, any development must be included on the total requirements weather this is one or twenty dwellings.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50082-44

no

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50082-45

maintain existing

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50082-46

traditional jobs and trades

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50082-47

transport

19d) How should the Local Plan support the rural economy?

50082-48

respect the local inhabitants wishes

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50082-49

yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50082-50

yes

20c) Should the retail hierarchy be amended? What changes should be made and why?

50082-51

yes

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50082-52

maintained

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50082-53

yes

Questions 22: Transport

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50082-54

encouraging walking, cycling and public transport

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50082-55

All developments should be required to provide adequate parking, be this personal or business

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50082-56

Yes we must protect the historic environment

23b) Should the Plan identify buildings of local importance?

50082-57

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50082-58

Local representatives should be able to nominate such areas following consultation with the local inhabitants.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50082-59

Stop the indiscriminate rape of our countryside

Consultee

Title:
First Name: Bryan
Surname: Rose
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50082-60

Sites should be natural, maintaining there beauty and ability to help prevent environmental incidents, such as flooding

25b) What do you think of the quality of open space in your area?

50082-61

very good

25c) Should the Plan identify other areas of open space to be protected?

50082-63

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50082-64

Yes

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50082-65

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50082-66

Independent surveys must be undertaken before any development is considered.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Rose	Surname:	
Organisation:		Organisation:	

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50082-67

At present no one understands the local areas current positions in regards to, infrastructure, utilities, highways, communications, transport etc. before any areas, are set aside, quotes set independent surveys must be undertake and the results of these maintained to ensure capacity is not exceeded.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50082 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Bryan	First Name:	
Surname:	Rose	Surname:	
Organisation:		Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50025 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Tom	First Name:	
Surname:	Ruszala	Surname:	
Organisation:	Definitive Map Service - Cambridges	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50025-1

Yes – as part of these policies there needs to be an acknowledgement of the role which countryside access provision can play in promoting health and wellbeing in Fenland.

Where Public Rights of Way (footpaths, bridleways and byways) are subsumed within development, applicants should be encouraged to implement good path design standards that are wide, open and suitable for all non-motorised users (pedestrians, cyclists and equestrians).

Equally where large developments occur developers should be encouraged through planning policy to recognise the value which good connections for non-motorised users to the countryside and wider rights of way network can play in helping developments achieve their goals in terms of health and well-being as well as providing greater opportunities for sustainable transport methods and recreation.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50025-2

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50025-3

Yes – there should be an acknowledgement that public rights of way and other off-road routes are an asset to the community and developers should be required to acknowledge the importance of these connections to local people, enhance them and provide new connections where appropriate. An example of such a valuable community asset in Fenland is Woodman's way which follows the course of the old railway line between Wimblington and March. This route, although not a public right of way, is essential to local equestrians and other non-motorised users, in providing a valuable off road long distance route to ride a horse/bike safely. The loss of such a route would have a heavy impact on walkers, cyclists and equestrians. Routes such as Woodman's Way should be protected and enhanced in the local plan. Further provision of such routes in the local plan is important and will help encourage people to get out and about thus enhancing health and well-being in the district.

Questions 22: Transport

Consultee		Agent	
Title:		Title:	
First Name:	Tom	First Name:	
Surname:	Ruszala	Surname:	
Organisation:	Definitive Map Service - Cambridges	Organisation:	

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50025-4

The local plan should place a stronger emphasis on encouraging non-motorised transport including walking, cycling and equestrian users. The Rights of Way network is fragmented in places and opportunities to get outside and cycle a bike/ride a horse are limited in places around the district.

Additionally Bridleways, which provide access for pedestrians, cyclists and horse-riders, may be used as a safer, more pleasant way of travelling than in a car where possible. For example, the Local Plan Options document identifies Wimblington as a 'growth village'. It is likely that many of the people who are drawn to Wimblington through the development of the settlement may be employed in March.

Improvements to Woodmans Way (old railway line between Wimblington and March) could provide an excellent off-road commuting route between Wimblington and March. This would decrease traffic on the A141 and encourage healthy lifestyles in the new developments around Wimblington and March.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title:
First Name: Tom
Surname: Ruszala
Organisation: Definitive Map Service - Cambridges

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50055 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Nick	First Name:	
Surname:	Sandford	Surname:	
Organisation:	The Woodland Trust	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50055-1

As the UK's leading woodland conservation charity, the Woodland Trust's vision is for a UK rich in native woods and trees, for people and wildlife. We work to protect, restore and create native woods, trees and their wildlife for the future. We manage over 1,250 sites, including over 200 sites in the South West, and have 500,000 members and supporters.

50055 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Nick	First Name:	
Surname:	Sandford	Surname:	
Organisation:	The Woodland Trust	Organisation:	

We welcome the opportunity to comment on the 'issues and options' stage of the new Fenland Local Plan. I was unable to make the online consultation form work, so I was advised it would be ok to submit my comments in an email.

Woodland Protection

The Woodland Trust believes it is essential to consider, at this early stage of reviewing the local plan, the protection of woods and trees, particularly irreplaceable ancient woodland and any opportunities for woodland creation. This is important in the context of the high level of housing growth and infrastructure development that will be taking place in Fenland.

It is important the plan recognises that ancient woods are irreplaceable. They are our richest terrestrial wildlife habitats, with complex ecological communities that have developed over centuries, and contain a high proportion of rare and threatened species, many of which are dependent on the particular conditions that this habitat affords. For this reason, ancient woods are reservoirs of biodiversity, but because the resource is limited and highly fragmented, they and their associated wildlife are particularly vulnerable. Their long continuity and lack of disturbance means ancient woods are often also living history books, preserving archaeological features and evidence of past land use, from earthworks to charcoal pits. They are also places of great aesthetic appeal, making them attractive for recreation and the many benefits this can bring in terms of health and well being.

With only 2.4% of the land area in Great Britain covered by ancient woodland, it is essential that no more of this finite resource is lost through development pressure or mismanagement. This means that ancient woodland must be protected absolutely from permanent clearance, but also that it must be protected from damaging effects of adjacent and nearby land-use that could threaten the integrity of the habitat and survival of its special characteristics.

The Woodland Trust would therefore like to see the Local Plan make explicit reference to the protection of ancient woodland, and ancient and veteran trees outside woods, by stating that development affecting ancient woodland should only be considered in wholly exceptional circumstances, which would be in line with the enhanced level of protection given to these habitats in the para 175c of the revised National Planning Policy Framework in 2018.

We support securing a net gain in biodiversity from development but this must not be at the expense of allowing irreplaceable habitats to be lost.

Woodland Creation

The scale of proposed housing growth and infrastructure development in Cambridgeshire could be a threat to our natural environment but, when well-planned and resourced, can also provide an opportunity to deliver green infrastructure. It is essential that there is an ambitious approach to ensuring every opportunity is taken to achieve 'net gain' for biodiversity through the planning process.

50055 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Nick	First Name:	
Surname:	Sandford	Surname:	
Organisation:	The Woodland Trust	Organisation:	

We would like to see Fenland Council set an ambitious vision for green infrastructure thorough its Local Plan review process.

The Woodland Trust believes that trees and woods can deliver a wide range of benefits, and this is strongly supported by current national planning policy. Woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits: - these include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity & recreation, public health, air quality flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets and supporting agroforestry).

The National Planning Policy Framework (NPPF) supports the need for more habitat creation and the England Biodiversity Strategy makes it clear that expansion of priority habitats like native woodland remains a key aim - `Priority action: Bring a greater proportion of our existing woodlands into sustainable management and expand the area of woodland in England', (Biodiversity 2020: A strategy for England's wildlife and ecosystems services, DEFRA 2011, p.26).

The levels of development proposed for the area create parallel opportunities for environmental growth, and it is essential that a range of green infrastructure should be prioritised at the outset including clear targets to increase tree canopy cover across the plan area. The Woodland Trust would like to see a strong commitment here to the expectations on developers to provide trees as part of a new development or of any regeneration scheme. Our guide to residential developments and trees may help to provide a framework.
The Woodland Trust recommends that our Woodland Access Standard be adopted here as a measure of success. This standard aims to ensure everyone has reasonable access to woodland – as encapsulated in our Space for People publication.

The Woodland Trust's Woodland Access Standard aspires that:
o No person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size; and
o There should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes

Woods make particularly outstanding green spaces for public access because of the experience of nature they provide, their visual prominence alongside buildings which offers balance between the built and natural worlds, their low maintenance costs and their ability to accommodate large numbers of visitors. Woodland and related activities can also be valuable in promoting social inclusion. Woodland activities, such as tree planting, walking and woodland crafts, can provide a forum for people of all ages and cultural backgrounds to come together to learn about and improve their local environment. The extensive links between woodland and health is now firmly embedded in national Government policy for health, planning and forestry –

- Health: "Access to green spaces is associated with better mental and physical health across socioeconomic groups…..Defra will lead a national campaign to increase tree planting throughout England, particularly in areas where tree cover would help to improve residents' quality of life and reduce the negative effects of deprivation, including health inequalities." Healthy Lives, Healthy

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
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Organisation:

People (Government White Paper, November 2010, paras 3.36-37).

- Planning: Para 175 (d) of the NPPF states: d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

- Forestry: "Our trees, hedgerows, woods and forests contribute significantly to the quality of life in both rural and urban areas. Amongst other things, they enhance the local environment and biodiversity, support economic growth through regeneration, help mitigate the impact of climate change, assist in reducing air pollution and provide important health and educational benefits….The Natural Environment White Paper recognised the value and potential for green spaces to support and contribute to everyone's health and well-being. This is being reflected in the Public Health Outcomes Framework, which underpins the new public health duty of local authorities'. Government Forestry Policy Statement (Defra, January 2013, p.16).

A recent report from Natural England highlights recent good practise in social prescribing for mental health, in particular the role of nature-based interventions (Natural England, 2017). It demonstrates the benefits of green prescriptions for mental health, wellbeing and the NHS budget. The report cites a study of social prescriptions for woodland health promotion activities for those with mental health problems in Scotland, which ranked as a 'highly cost effective' intervention for health by NICE benchmarks (Willis et al., 2016; Buck, 2016).

Benefits of trees and woods

Finally on flooding, Trees and woodland can reduce localised flooding and alleviate the effects of larger floods in a variety of ways, including:

- Water penetrates more deeply into the woodland soils (higher infiltration rates) leading to less surface run-off.
- Trees, shrubs and large woody debris alongside rivers and streams and on floodplains act as a drag on flood waters, slowing down floods and increasing water storage.
- Trees protect soil from erosion and reduce the sediment run-off, which help the passage of water in river channels, reducing the need for dredging.
- The greater water use of trees can reduce the volume of flood water at source.
- Trees slow the speed at which rain reaches the ground, with some rain evaporating into the atmosphere - even in winter native deciduous trees intercept up to 12% if rainfall.

A joint Environment Agency/Forestry Commission publication Woodland for Water: Woodland measures for meeting Water Framework objectives states clearly that: 'There is strong evidence to support woodland creation in appropriate locations to achieve water management and water quality objectives' (Environment Agency, July 2011- http://www.forestry.gov.uk/fr/woodlandforwater).

In addition to water management, trees can combat the effects of urban heat island and have a role in improving air quality.

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

Trees & woods can play a significant role in sustaining the landscape scale connectivity that underpins ecological resilience and helps combat climate change effects. The varied and unique habitats woodland sites provide for many of the UK's most important and threatened fauna and flora species cannot be re-created and cannot afford to be lost.

The recent announcement in the Government's 25 year Environment Plan on the Northern Forest project highlights the political commitment to woodland creation and the document contains numerous references to the need for large scale woodland creation, for example: ##2Increasing woodland in England in line with our aspiration of 12% cover by 2060: this would involve planting 180,000 hectares by end of 2042" .

More recently the Government's independent committee on climate change has recommended that 1.5 billion trees be planted in the UK by 2050 in order for the Government to achieve its carbon reduction targets. Https://www.independent.co.uk/environment/uk-tree-planting-climate-change-billion-committee-net-zero-emissions-a9026726.html . We are finding that councils across the country are interested in planting trees and creating woodland. We would urge the Council consider a headline target for tree planting, along the lines of the "plant a tree for every person" targets adopted by many towns and cities including Peterborough, although some would argue that even more ambitious tree planting targets are needed.

Targets can also be set in terms of tree canopy cover. For example, Wycombe Council is requiring all new development to have 25% tree canopy cover. Funding for this can be secured through developer contributions through Section 106 or CIL.

We hope you will take these comments into consideration as part of the consultation process. If you have any queries, please do not hesitate to get in touch via this email address nicksandford@woodlandtrust.org.uk

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

Consultee

Title:
First Name: Nick
Surname: Sandford
Organisation: The Woodland Trust

Agent

Title:
First Name:
Surname:
Organisation:

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

50055 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Nick	First Name:	
Surname:	Sandford	Surname:	
Organisation:	The Woodland Trust	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50094 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Gerald	First Name:	
Surname:	Seabrook	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50094-1

No

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50094-2

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50094-3

Yes

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50094-4

4ii

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50094-5

Option 1

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50094-6

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50094-7

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50094-8

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50094-9

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50094-10

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50094-11

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50094-12

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50094-13

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50094-14

No

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50094-15

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50094-16

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50094-17

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50094-18

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50094-19

Yes

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50094-20

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50094-21

Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50094-22

1/2/3 bedroom semi/terraced houses/bungalows

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50094-23

Yes

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50094-24

No because they are not looked after and is unfair on tenants/owners

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50094-25

Yes to retain existing employment but where there are empty industrial ares these should become available for housing

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50094-26

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Yes

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50094-27

Yes

50094 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Gerald	First Name:	
Surname:	Seabrook	Surname:	
Organisation:		Organisation:	

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50094-28

Cars will always be required in fenland but provision should be made for walkers/cyclists and definitely good public transport

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50094-29

In towns/ Villges parking standards need strict supervision to ensure drivers adhere to the law.no parking on double yellow lines,on bends just common sense rules

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50094-30

Yes

23b) Should the Plan identify buildings of local importance?

50094-31

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50094-32

Providing green space to encourage wildlife

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50094-33

Green space for playares,parks for all reside ts

25b) What do you think of the quality of open space in your area?

Fairy

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50094-35

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50094-36

My main objective is to leave the established villages as they are ,as they cannot support anymore-sewer/waste,traffic etc,and focus on land that is standing idle eg empty industrial areas which already have these requirements

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title:
First Name: Gerald
Surname: Seabrook
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

28a) What, overall, are your priorities? Please select up to five from the following list.

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50064 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	D	First Name:	John
Surname:	Sheldon	Surname:	Dadge
Organisation:		Organisation:	Barker Storey Matthews

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50064-1

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50064-2

Generally agree with the settlement hierarchy however consider that some scope should be made available to allow development in smaller hamlets and groups of houses not identified within the settlement hierarchy where they are readily accessible to other service centres and are on main transport routes and not within flood zones 2 or 3. Such hamlets or well defined groups of houses could provide the opportunity for limited infill development within existing residential curtilages or within the 'built up' area of the hamlet. Other LPA's such as South Kesteven District and Huntingdonshire District both have policies which provide greater flexibility to what is otherwise a moratorium on development outside the defined settlements within the settlement hierarchy. This form of development could be progressed quickly and would be extremely well suited for the delivery of self build and custom build housing. The respondent would recommend the inclusion of a suitably worded policy to cover this eventuality. An example of a hamlet where such a policy

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

could apply would be Kings Delph.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50064-3

Having regard to the representation in relation to 3b above, we would seek the inclusion of an additional policy that could facilitate infill development within well defined hamlets not appearing within the settlement hierarchy.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title: Mr
First Name: D
Surname: Sheldon
Organisation:

Agent

Title:
First Name: John
Surname: Dadge
Organisation: Barker Storey Matthews

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

More genuinely affordable housing ☐

New homes which are easily adaptable and accessible for the disabled or elderly ☐

New homes which have room sizes of at least a minimum set size ☐

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50075 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Pam	First Name:	
Surname:	Shippey	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50075-1

I think 2038 as an end date is preferable. Why wait three years?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50075-2

I disagree with a hierarchy policy in principle as all communities should have equal opportunity for development.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50075-3

I feel Newton in the Isle has suffered because of the hierarchy. We lost our school and therefore the village is becoming basically a settlement for older people.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50075-4

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50075-5

A flexible policy provided sustainability criteria are met.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50075-6

Option1

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50075-7

Option 3 and option 6

Consultee		Agent	
Title:		Title:	
First Name:	Pam	First Name:	
Surname:	Shippey	Surname:	
Organisation:		Organisation:	

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50075-8

Yes

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50075-9

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50075-10

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50075-11

Yes

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50075-12

No

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50075-13

No

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50075-14

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50075-15

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50075-16

Yes

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50075-17

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50075-18

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50075-19

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50075-20

No

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50075-21

No

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50075-22

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50075-23

A variety of house size in Newton to allow for young families to return. A cross section of ages is important in a community.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50075-24

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50075-25

No

18b) Should we allocate sites which are set aside only for self-build and custom build?

50075-26

No

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50075-27

Provide increased public transport

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

There should be increased provision for housing in town centres.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50075-28

Most definitely

50075 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Pam	First Name:	
Surname:	Shippey	Surname:	
Organisation:		Organisation:	

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50075-29

It should encourage walking and provide adequate public transport.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50075-30

Yes

23b) Should the Plan identify buildings of local importance?

50075-31

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50075-32

Childrens play, sports pitches, natural green space, dog walking areas.

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

Most open space is privately owned by landowners. Itâ€™s use by the public is determined by the good will of the farmer. It can be abused.

25c) Should the Plan identify other areas of open space to be protected?

50075-34

As suggestions.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50075-35

Give planning permission more readily rather than using the objection of the potential build being in flood zone 3. It is unhelpful to randomly refuse planning permission on these grounds....so much of Fenland is zone 3.There are flood defences in Wisbech and these should be regularly upgraded.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

Consultee

Title:
First Name: Pam
Surname: Shippey
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

- More genuinely affordable housing ☐
- New homes which are easily adaptable and accessible for the disabled or elderly ☐
- New homes which have room sizes of at least a minimum set size ☐
- Attracting inward investment to Fenland and creating more jobs ☐
- New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐
- Investment in walking and cycling infrastructure ☐
- Good quality, accessible open space (parks, play areas, etc) ☐
- Genuine efforts to create areas for nature ☐
- Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50057 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Tim	First Name:	
Surname:	Slater	Surname:	
Organisation:	Peter Humphrey Associates	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50057-1

Yes, providing
1) The site mentioned in 4(c) is included within Wisbech's Settlement Boundary

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50057-2

Either, providing the site mentioned in 4(a) are considered to be within the development envelop for Wisbech

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50057-3

Waste Transfer Station, Algores Way, Wisbech
Land Registry Title Number Title Number CB250067

The location and extent of the waste facility can be seen on the accompanying plan. Occupying land within an industrial estate, the site is located within Wisbech's development envelop, regardless or not of the Council adopting formal Settlement Boundaries as part of its emerging plan. For the avoidance of doubt, we request the Council confirm this is the case, and should formal Settlement Boundaries be adopted, this site is included within Wisbech's?

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50057-4

Waste Transfer Station, Algores Way, Wisbech
Land Registry Title Number Title Number CB250067

In preparing its Plan the Council needs to acknowledge the site is safeguarded for waste treatment in the Cambridgeshire and Peterborough Mineral and Waste Site Specific Proposal Plan (2012) site reference W1C and in their emerging Proposed Submission (Publication) Draft (2019) Policy 10 (Waste Management Areas).

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50057 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Tim	First Name:	
Surname:	Slater	Surname:	
Organisation:	Peter Humphrey Associates	Organisation:	

50043 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Tim	First Name:	
Surname:	Slater	Surname:	
Organisation:	Peter Humphrey Associates	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50043-1

2040 end date for LP is sensible /ok.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50043-2

As target is minimum this gives opportunities for growth above figure this should circumstances enable it.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50043-3

Yes to settlement hierarchy.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50043-4

Need to review existing settlement hierarchy based on a published / agreed methodology with clearly
defined criteria against which to assess sustainability and accessibility.

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50043-5

As 3b - Need to review existing settlement hierarchy based on a published / agreed methodology with clearly
defined criteria against which to assess sustainability and accessibility.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50043-6

Yes, to reintroducing settlement boundaries- this provides clarity and certainty in relation to development
advice and the application of policies.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50043-7

Softer boundary that could allow certain development adjacent to the settlement boundary subject to criteria based policies.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50043-8

In defining settlement boundaries, it is important that the LPA carry out proper assessments and site
visits to prevent non sensical plotting that does not reflect the reality of a settlement.

Is the boundary to separate the village from the open countryside? - and if so, will it incorporate domestic gardens- as they are not open countryside, but not part of the built form of the village.
In reality most settlements have soft edges with gardens and paddocks separation the village form from the 'real' open countryside.

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

If the dev boundary is drawn tightly around the built form (excluding gardens) how will new applications be dealt with that have the built form within the dev boundary but gardens that extend beyond the
dev boundary?
What will the approach be to paddocks?

Question 5: Growth Options

5a) Which option/s do you prefer?

50043-9

Combination of proportionate growth- option 1 and small sites option 5 as it is only these approaches that have delivered significant numbers of housing in Fenland over the last 10 years. The BCP and
area of search approach adopted in the adopted local plan around the large towns have not delivered
significant number of dwellings (other than Whittlesey) and in order for the plan to be sound in relation to delivery it will have to include development of a scale that can be delivered but locally active developers and include delivery mechanisms to enable coordinated development and provision for
strategic infrastructure on the larger sites as fragmented land ownership and equalisation issues have proved an impediment to land assembly.

5b) What are the positive and negatives of the option/s?

50043-10

The development market in Fenland is relatively sensitive to market viability; it is in house building Terms, a low value area as witnessed by the reluctance of the major housebuilders to enter the Fenland market as they cannot realise the return on capital that the business model requires. Therefore, the strategy must enable locally active- and relatively small-scale developers to engage and this means smaller development parcels (up to 100 plots ideally)

The BCP and Area of Search approach has not been successful in terms of implementation – however, in spatial terms the areas allocated are on the face of it generally appropriate having regard
to environmental constraints and accessibility. It is suggested that these be reviewed with an aim of enabling a larger area of development to come forward in smaller pieces- with some mechanism for
equalisation and provision of strategic infrastructure incorporated in to the plan or a subsequent SPD.

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

5c) Which option/s do you dislike and why?

50043-11

Experience of the allocated BCP areas and areas of search in the main towns over the last 10 years has indicated that a strategy of concentration solely on the main towns is unlikely to be successful in delivering the level of housing required- it is noted that none of the strategic allocations or areas of
search in Wisbech, March or Chatteris have been delivered.

The strategy based on communication routes makes little sense in spatial terms and would only be sustainable if these were significant public transport routes- it also ignores the significant constraint
of flood risk.

5d) Are there alternative options, not shown above, which should be considered?

50043-12

See response to 5a - Combination of proportionate growth- option 1 and small sites option 5 as it is only these approaches that have delivered significant numbers of housing in Fenland over the last 10 years. The BCP and
area of search approach adopted in the adopted local plan around the large towns have not delivered
significant number of dwellings (other than Whittlesey) and in order for the plan to be sound in relation to delivery it will have to include development of a scale that can be delivered but locally active developers and include delivery mechanisms to enable coordinated development and provision for
strategic infrastructure on the larger sites as fragmented land ownership and equalisation issues have proved an impediment to land assembly.

Question 6: Settlement Policies

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50043-13

Given the significant variations in viability and constraints across the district it is considered that option 2 is most appropriate with specific policies for settlements that are likely to receive significant amounts
of development within the plan.
Other settlements can be address with criteria-based policies.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50043-14

These suggested policies are likely to significantly increase build costs and therefore adversely impact on
what is already a fragile development viability position.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50043-15

These suggested policies are likely to significantly increase build costs and therefore adversely impact on
what is already a fragile development viability position.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50043-16

These suggested policies are likely to significantly increase build costs and therefore adversely impact on
what is already a fragile development viability position.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50043-17

These suggested policies are likely to significantly increase build costs and therefore adversely impact on what is already a fragile development viability position.

Question 14: Optional Standards

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50043-18

No -the national standards are adequate.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50043-19

Having regard to the demographics- it is suggested that the plan should make specific provision for housing for elderly people- including bungalows and care homes.
In addition, there is significant interest in self build homes in Fenland and the plan should make provisions for this – potentially as a rural exception/ edge of settlement exception.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50043-20

Yes – in order to maintain some delivery, the plan must enable affordable housing to some forwards
as a rural exception.

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50043-21

It is considered that it is not necessary to allocate sites for self build as by definition these developers
are individualistic. It is suggested that self build be addressed through a criteria-based policy and enabled as
a rural exception/ village edge.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50043-22

See 18a - It is considered that it is not necessary to allocate sites for self build as by definition these developers
are individualistic. It is suggested that self build be addressed through a criteria-based policy and enabled as
a rural exception/ village edge.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50043-23

The local plan must re-assess allocation for employment and if they have not come forward within

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

the plan period - without sound reason then other uses should be considered. It is noted that much of the land allocated for employment in the adopted local plan remains undeveloped.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50043-24

Provision for home working and mixed use housing/ commercial uses should be considered as much of the employment in fenland is small scale.

19d) How should the Local Plan support the rural economy?

50043-25

The rural economy of Fenland is very important. Current polices which apply strict rural restraint do
not enable full benefit to be derived from existing opportunities and rural enterprise.

It is suggested that the plan incorporate positive policies seeking reuse of redundant / outdated rural buildings
for industry commercial or mixed use (live work) to recognise the changes in agriculture
and number of unused buildings within the district that could be put to beneficial commercial use.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50043-26

Whilst it is accepted that public transport and cycling/ walking will play an important part of the transport model in the towns; currently it seems very likely that provision will need to be made assuming that the private car will remain the most important form of transport in Fenland for the near future/ plan period.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50043-27

No- the characteristics of the Cambridgeshire authorities are very different- a standard homogenised
approach is not appropriate.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50043-28

The EA flood maps maps show the lowest lying areas of land- they do not intrinsically show those areas at most risk from flooding as the Fens are largely protected from flooding - and the EA maps do not take account of
this.

The Fens is perhaps the most sophisticated and best understood water system in the country and
has been managed as a water system for several hundred years, it is requested that FDC carry out a Srategic FRA taking into account the presence of physical an operational defences to properly assess risk of flooding as a basis of decision making as the EA maps do not assess risk or the likelihood of flooding in any given rainfall/ tidal situation.

Consultee

Title:
First Name: Tim
Surname: Slater
Organisation: Peter Humphrey Associates

Agent

Title:
First Name:
Surname:
Organisation:

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

50043-29

Economic development to bring more money into the local economy.

Strategic transportation improvements to aid economic growth; A47 realignment and Wisbech railway link- these should be shown a protected routes within the local plan to prevent them being prejudiced by other planned or proposed development.

Question 29: Neighbourhood Planning

50043 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Tim	First Name:	
Surname:	Slater	Surname:	
Organisation:	Peter Humphrey Associates	Organisation:	

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50118 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Rosanna
Surname:	St John's College	Surname:	Metcalfe
Organisation:		Organisation:	Savills (UK) Ltd

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50118-1

We support the use of the Government's standard method as the starting point for identifying the Council's housing requirement over the plan period.
However, as noted in the PPG (paragraph 010 2a-010-20190220), the standard method provides the minimum starting point. This should not be seen as a target.
Paragraph 16 of the NPPF (2019) requires plans to be prepared positively, in a way that is aspirational but deliverable. It is therefore considered that the Council should adopt a higher target than 11,550 homes which should be seen as a minimum.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

4a) Would you support the re-introduction of settlement boundaries?

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50118-2

Of the five options presented, it is considered Option 2 (Market Towns Led Growth) is the most appropriate, albeit it is acknowledged that it is important a proportion of the growth is allocated to other sustainable settlements in the District.
The market town of March in particular provides an excellent opportunity to deliver much needed employment and housing growth in a sustainable location.
The Fenland Monitoring Report (December 2013), which informed the Examination of the Local Plan 2014, anticipated that between 2014/15 and 2018/19 the strategic sites identified for March in the Local Plan would deliver 420 dwellings. At the time of writing, in accordance with the Council's online planning register, no planning applications on any of the three strategic sites have been submitted (and consequently no homes have been delivered).

Table 5 in the Council's most recent Monitoring Report 2017-18 (March 2019) confirms that just 348 dwellings have been completed in March between 2012-2018. Consequently, the town is very long way from meeting the housing target of 4,200 new homes in the adopted Local Plan.
As noted in the adopted Local Plan, Fenland is Cambridgeshire's most deprived district. However, geographically the District has strong links with Cambridge and Peterborough, and it is important the District seeks to capitalise on these links. This is particularly the case for March which is just a 30 minute train journey from the centre of Cambridge, and 15 minutes to the centre of Peterborough.
In failing to deliver new homes in March, the District has not maximised the potential of what is arguably its most sustainable settlement which contains key facilities including: primary and secondary schools, a railway station, retail facilities, doctors and dental surgeries, and numerous

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

employment centres.
Whilst we support the principle of strategic allocations, it is important smaller sites on the edge of March are identified to meet the housing needs of the town and District. Two such sites are land north east of March which could deliver approximately 270 homes, and Land east of Elm Road which could deliver approximately 84 dwellings.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom

Consultee

Title:
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Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
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Surname: Metcalfe
Organisation: Savills (UK) Ltd

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Consultee

Title:
First Name:
Surname: St John's College
Organisation:

Agent

Title:
First Name: Rosanna
Surname: Metcalfe
Organisation: Savills (UK) Ltd

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

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29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50058 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Michael	First Name:	
Surname:	Stevens	Surname:	
Organisation:	Connecting Cambridgeshire	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

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3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

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4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

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5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

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Consultee

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First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
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Surname:
Organisation:

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Consultee

Title:
First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

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Consultee

Title:
First Name: Michael
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16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

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20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

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21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

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22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title:
First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50058-1

I work in the Connecting Cambridgeshire team at Cambridgeshire County Council. I understand that specific policies have not been included at this stage however I wanted to take the opportunity to request that a policy relating to Digital Infrastructure is included within the Local Plan. Please find my comments in relation to this in the text below:

"The National Planning Policy Framework describes the importance of 'Supporting high quality communications' within a Local Plan including its role being 'essential for economic growth and social well-being'. The availability of highly quality communications facilitates modern businesses operations from payments to supply chain management to research projects as well providing access to residents for online services, education and an ability to stay in contact with family & friends.

The importance of high quality gigabit capable digital connectivity has been highlighted by the Government setting a target of having full fibre coverage across the UK by 2033 as well as recently announcing their investment alongside Mobile Network Operators (MNOs) in a Shared Rural Network (SRN) to significantly reduce rural 'not-spots' where mobile coverage is unavailable across the UK.

Going forward it is essential that Digital Infrastructure is included in the detailed design of new developments to ensure the benefits of high quality gigabit capable digital connectivity are realised for all residents and businesses. This needs to be included in the planning policy as:

Consultee

Title:
First Name: Michael
Surname: Stevens
Organisation: Connecting Cambridgeshire

Agent

Title:
First Name:
Surname:
Organisation:

•Any new development of any size by default will not have Full Fibre connectivity without engagement with suppliers and having the right infrastructure installed.
•A new development site may have poor mobile coverage and/or impact on the capacity of a MNO's existing network without a requirement to review the current situation and facilitating improvements if required.
•The availability of Full Fibre technology is considered to be a pre-requisite of future 5G rollout and other future facing technologies.

Ensuring Digital Infrastructure is included in the Local Plan and therefore development design provides multiple benefits to developers, service providers, local councils, highway authorities, businesses and residents:
•It ensures the design and equipment locations for communication infrastructure are integrated in to the full design of the development.
•There is a significantly lower cost to install ducts, chambers, power cables and cabinets at a time when footways/carriageways are being constructed and other utilities installed.
•Disruption to residents and commuters is minimised by ensuring a majority of the construction work takes place at the same time and primarily before occupation.
•The quality of finish for new surfaces, in particular footways and carriageways is maintained by avoiding the need to retrofit underground apparatus.
•The availability of high quality communications is becoming an increasingly important factor for potential residents and businesses in their location decisions.

Failure to include Digital Infrastructure as part of the development design and site construction is likely to lead to significant delays in the provision of high quality gigabit capable communications to the development. This is due to the higher costs and inherent additional difficulties in retrofitting infrastructure where suppliers are likely to be prioritise other locations where there will be a quicker return on investment."

The Connecting Cambridgeshire team would be happy to help develop this policy to fit Fenland's growth ambitions and I have attached an early draft example of what this might look like going forward subject to further input from yourselves and other stakeholders to ensure it is appropriate for use.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**

Consultee		Agent	
Title:		Title:	
First Name:	Michael	First Name:	
Surname:	Stevens	Surname:	
Organisation:	Connecting Cambridgeshire	Organisation:	

A Attracting inward investment to Fenland and creating more jobs ☐

B New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

C Investment in walking and cycling infrastructure ☐

D Good quality, accessible open space (parks, play areas, etc) ☐

E Genuine efforts to create areas for nature ☐

F Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50026 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Jonathan	First Name:	
Surname:	Stone	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50026-1

Our Vision for Fenland aligns with the NHS Long Term Plan. Fenland should become an Integrated Care System with residents who are able to access health, care, community and broader services locally, and easily. People living in Fenland should be empowered to have more control over their own health and the care they receive; and they should have an average life expectancy which aligns with the national average, along with reduced levels of health deprivation, and a reduction in levels of smoking, alcohol problems, and obesity compared to the area's current levels. Children and young people in Fenland should have the best start in life; older people should be supported to be independent, safe and well; and all residents should be supported to have healthier lifestyles.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50026-2

The CCG agrees as it enables the CCG and NHSE to plan for the mid to long term

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50026-3

There has been a lot of growth within the CCG footprint in recent years (a population growth of nearly 100,000 since 2013) and there is already considerable growth forecast within the CCG's footprint for the next 20 years (an additional 100,000 homes planned for between 2011 and 2036). This will put great strain on the estate and resources of the health and care systems. The CCG therefore does not believe you should go higher than the minimum housing target. In addition, all developments should include contributions from developers to help mitigate the impact of the subsequent population growth; and Fenland District Council and the CCG should work collaboratively, along with developers, to ensure that population growth impact is mitigated and the quality and availability of services is not negatively impacted.

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50026-4

With the introduction of the Primary Care Network (PCN) Contract DES, there will be an increased need for clinical pharmacists, social prescribing link workers, physician associates, physiotherapists and paramedics in Fenland. Furthermore, there is a workforce shortage in general across the CCG footprint and our colleagues from the Cambridgeshire and Peterborough Sustainability Transformation Partnership (STP) have identified a need for more domiciliary care workers, apprenticeships in gateway roles such as health and care assistants and more community based and outreach roles around the health and social care environment. the CCG and STP would therefore be happy to engage in discussions with Fenland DC as to how such roles could be filled in the future and what locations would be suitable.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50026-5

The CCG has no views on this

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50026-6

The CCG has no views on this

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50026-7

The CCG has no views on this

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50026-8

The CCG believes that any changes to the settlement boundaries should preserve access to green and open space which contributes to healthy living. Any changes to settlement boundaries should be supported by adequate infrastructure and public transport to ensure all local people have access

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

to all local services

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50026-9

The CCG believes in a flexible policy but the sustainability criteria must include residents/patients being able to access health services.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50026-10

The CCG has no view on this

Question 5: Growth Options

5a) Which option/s do you prefer?

50026-11

The CCG has discussed this with our local 'system' colleagues, including the Cambridgeshire and Peterborough Sustainability and Transformation Partnership (STP) and have agreed that option 2 (Market towns led growth) is the preferred option as we would like to utilise existing health and social care infrastructure centred around these areas, rather than require additional investment. Furthermore, we think it is important that new housing also has good transport links and therefore we believe that option 6 (Corridor growth) would also allow the utilisation of existing infrastructure

5b) What are the positive and negatives of the option/s?

50026-12

Option 1 – Proportionate settlement growth – We believe that this is not a good option because we think good transport links to access existing health facilities is vital. Option 2 – Market towns led growth – this would be our preferred option as our facilities are already focused around these

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

settlements and it would best use existing resources. Option 3 – strategic growth at one or more settlements – providing these were attached to sites with existing facilities then we would support this option. Option 4 – New settlements – We would not wish to see this as it is likely that the settlements would need additional newly built facilities unless they were close to existing facilities. Option 5 – Small site focus – We would not wish to see this as we think it is important that new housing has good transport links to be able to reach facilities. Option 6 – Corridor growth – We would be supportive of this option where there were good transport links to the necessary public services.

5c) Which option/s do you dislike and why?

50026-13

Option 1 – Proportionate settlement growth – We believe that this is not a good option because we think good transport links to access existing health facilities is vital. Option 4 – New settlements – We would not wish to see this as it is likely that the settlements would need additional newly built facilities unless they were close to existing facilities. Option 5 – Small site focus – We would not wish to see this as we think it is important that new housing has good transport links to be able to reach facilities.

5d) Are there alternative options, not shown above, which should be considered?

50026-14

The CCG has no view on alternative options.

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50026-15

The CCG believes there should be bespoke policies for all settlements in the settlement hierarchy as all settlements have different health needs

Question 7: Health and Wellbeing

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50026-16

The CCG believes the local plan should include specific policies about health and wellbeing and it should align with the Cambridgeshire and Peterborough joint Health and Wellbeing Strategy which is being developed for Cambridgeshire and Peterborough. Policies should look to reduce health inequalities; support healthy living and encourage healthy behaviours; support children and young people to ensure a positive start to life, and support older people to be independent, safe and well; and take into account the wider determinants of health (i.e housing, education and the economy).

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50026-17

The CCG agrees that this policy should be included in the local plan and a focus should be on creating local communities which encourage healthy living and exercise. Hot Food Takeaway outlets not only have a negative impact on health (obesity, cardiovascular disease, type 2 diabetes, stroke and some cancers) but are also a concern with regards to antisocial behaviour (litter, noise pollution, illegal parking) and creation of additional traffic and congestion. The availability of hot food takeaways is also a concern with regards to child obesity levels and the Local Plan should therefore take a proactive approach to reducing such outlets (or at the very minimum to ensure additional outlets are prevented) and ensuring that such outlets are not located near schools/colleges.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50026-18

The CCG agrees that all developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50026-19

The CCG believes that the Local plan should require developers to incorporate renewable energy generation due to the well known links between health and climate change, and the damaging effects on health from greenhouse gases from fossil fuels, not least from air pollution. Renewable energy can also be cheaper which helps reduce fuel poverty and it’s associated health impacts

Consultee

Title: Mr
First Name: Jonathan
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Agent

Title:
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Organisation:

(which include greater susceptibility to respiratory diseases, heart diseases, circulatory diseases, and mental health problems; as well as repeat visits to GPs and admissions to hospitals)

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50026-20

The CCG has no view on this

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50026-21

The CCG has no views on this

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50026-22

The CCG would support such a policy as it would assist with addressing fuel poverty and associated health impacts (as outlined in Question 8a)

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50026-23

The CCG would support a policy which requires developers to design and build dwellings which minimise energy use as it would help to address the health impacts of fuel poverty

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50026-24

The CCG would support a policy which encourages or requires large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings, as it would help to address the health impacts of fuel poverty

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50026-25

The CCG would support a policy for all new developments to put in place electric vehicle charging points as it would help develop the infrastructure needed for more local people to make the switch from traditional petrol and diesel engine cars and in turn reduce air pollution and the associated negative impacts on health

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50026-26

The CCG believes consideration should be given with regards to the cost to any future residents of electric based developments to ensure affordability and reduction of health inequalities and fuel poverty.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50026-27

The CCG have no views on the loss of peat-based soils, and the carbon impact

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50026-28

The CCG have no views on this

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50026-29

The CCG would support such a policy due to the physical and mental health benefits associated

Consultee

Title: Mr
First Name: Jonathan
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Organisation:

Agent

Title:
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Organisation:

with allotments, coupled with the benefits associated with a reduction of food miles.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50026-30

The CCG would support such a policy as it would encourage healthy lifestyles and improve overall health.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50026-31

The CCG would support a policy to include a strategic design policy for the district as it will contribute to the creation of healthy and sustainable places

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50026-32

The CCG has no views on this

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50026-33

The CCG has no views on this

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50026-34

The CCG has discussed this with our partners in the system and agree that Building for Life can be a useful toolkit, however it does not feature as much consideration of the health and social care requirements as we think is necessary when designing new developments.

Question 14: Optional Standards

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50026-35

i) and ii) The CCG has no views on this. iii)The CCG believes it is important to have higher access standards to allow houses to be adapted and support the disabled, elderly and those with limited mobility to live independently in their own homes. We believe it is important to also consider available information regarding making buildings dementia friendly as we have an increasing older population.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50026-36

The CCG does not have any evidence of this

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50026-37

The CCG does not have a view on size, types or tenure of homes but we do believe that a range of sizes, tenures and types should be provided.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50026-38

Affordable housing is a key priority of the Cambridgeshire and Peterborough Sustainability Transformation Partnership (STP) and therefore the CCG encourages their provision.

15c) Should the plan encourage 'community-led' based housing schemes?

50026-39

The CCG does not have a view on this.

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50026-40

Yes. The CCG agrees with this

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50026-41

The CCG has no views on this

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50026-42

The CCG has no views on this

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50026-43

The CCG has no views on this

18b) Should we allocate sites which are set aside only for self-build and custom build?

50026-44

The CCG has no views on this

Question 19: Employment

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50026-45

The CCG believes the local plan should retain existing employment areas, so long as they are accessible, as employment is a priority and a key determinant of health

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50026-46

The CCG has no views on this

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50026-47

The CCG has no views on this

19d) How should the Local Plan support the rural economy?

50026-48

The CCG has no views on this

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50026-49

The CCG does not have a view on this.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50026-50

The CCG believes access to leisure and recreation facilities are important for healthy lifestyles and so should be encouraged,

Consultee

Title: Mr
First Name: Jonathan
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Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

50026-51

The CCG does not have a view on this.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50026-52

The CCG does not have a view on this.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50026-53

The CCG does not have a view on this.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50026-54

The CCG believes that access to community facilities is important for local people and that the local plan should protect the loss of such facilities

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50026-55

The CCG would support such a policy as it would encourage healthy lifestyles, and improve overall health. We believe that encouraging walking and cycling is important for encouraging healthy lifestyles. Access to public transport should also be prioritised to facilitate access to local services without reliance on private cars

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50026-56

The CCG does not have a view on this

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50026-57

The CCG does not have a view on this

23b) Should the Plan identify buildings of local importance?

50026-58

The CCG does not have a view on this

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50026-59

The CCG does not have a view on this

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50026-60

The CCG does not have any recommendations on how the local plan can protect and enhance biodiversity and the natural environment.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50026-61

The CCG believes new developments should provide a wide range of open spaces that encourage healthy lifestyles and cater for a population's wide ranging needs and desires

25b) What do you think of the quality of open space in your area?

50026-62

The CCG does not have a view on this

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25c) Should the Plan identify other areas of open space to be protected?

50026-64

The CCG does not have a view on this

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50026-65

The CCG does not have a view on this

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50026-66

The CCG believes that the Fenland DC should work with neighbouring authorities, the county council and the NHS/CCG in order to implement consistent policies and common standards

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50026-67

The CCG does not have a view on this

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50026-68

We have been working with our Cambridgeshire and Peterborough Sustainability and Transformation Partnership colleagues in developing the local system's response to the NHS Long Term Plan and would like to share this with you, along with the Cambridgeshire and Peterborough Joint Health and Wellbeing Strategy. Once these are both finalised we will share with you.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

Consultee

Title: Mr
First Name: Jonathan
Surname: Stone
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

28a) What, overall, are your priorities? Please select up to five from the following list:

50026-69

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☐
More genuinely affordable housing	☑
New homes which are easily adaptable and accessible for the disabled or elderly	☑
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☐
Protecting the character of towns, villages and the countryside	☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50026-70

The CCG does not have a view on this.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50026-71

The CCG does not have a view on this.

50026 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Jonathan	First Name:	
Surname:	Stone	Surname:	
Organisation:		Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50026-72

The CCG does not have a view on this.

50045 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Georgie	First Name:	
Surname:	Sutton	Surname:	
Organisation:	Marine Management Organisation	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50045-1

As the marine planning authority for England, the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent the Marine Plan boundaries extend up to the level of the mean high water spring tides mark (which includes the tidal extent of any rivers), there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark.

Marine plans will inform and guide decision makers on development in marine and coastal areas. Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure the necessary considerations are included. In the case of the document stated above, the East Inshore and East Offshore Marine Plans are of relevance. The East Marine Plans cover the area from Flamborough Head to Felixstowe, including the tidal extent of any rivers within this area.

All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act 2009 and any relevant adopted Marine Plan, in this case the East Inshore and East Offshore Marine Plans, or the UK Marine Policy Statement (MPS) unless relevant
considerations indicate otherwise. Local authorities may also wish to refer to our online guidance, the Marine Information System and the Planning Advisory Service soundness self-assessment checklist.

50045 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Georgie	First Name:	
Surname:	Sutton	Surname:	
Organisation:	Marine Management Organisation	Organisation:	

Marine Licensing The Marine and Coastal Access Act 2009 states that a marine licence is required for certain activities carried out within the UK marine area. The MMO is responsible for marine licensing in English waters and for Northern Ireland offshore waters. The marine licensing team are responsible for consenting and regulating any activity that occurs “below mean high water springs” level that would require a marine licence. These activities can range from mooring private jetties to nuclear power plants and offshore windfarms.

Summary notes Please see below suggested policies from the East Inshore and East Offshore Marine Plans that we feel are most relevant to your local plan. These suggested policies have been identified based on the activities and content within the document entitled above. They are provided only as a recommendation and we would suggest your own interpretation of the East Marine Plans is completed: EC2: Proposals that provide additional employment benefits should be supported, particularly where these benefits have the potential to meet employment needs in localities close to the marine plan areas. EC3: Proposals that will help the East marine plan areas to contribute to offshore wind energy generation should be supported. SOC1: Proposals that provide health and social well-being benefits including through maintaining, or enhancing, access to the coast and marine area should be supported. SOC2: Proposals that may affect heritage assets should demonstrate, in order of preference: a) that they will not compromise or harm elements which contribute to the significance of the heritage asset b) how, if there is compromise or harm to a heritage asset, this will be minimised c) how, where compromise or harm to a heritage asset cannot be minimised it will be mitigated against or d) the public benefits for proceeding with the proposal if it is not possible to minimise or mitigate compromise or harm to the heritage asset BIO1: Appropriate weight should be attached to biodiversity, reflecting the need to protect biodiversity as a whole, taking account of the best available evidence including on habitats and species that are protected or of conservation concern in the East marine plans and adjacent areas (marine, terrestrial).
BIO2: Where appropriate, proposals for development should incorporate features that enhance biodiversity and geological interests. CC1: Proposals should take account of: how they may be impacted upon by, and respond to, climate change over their lifetime and how they may impact upon any climate change adaptation measures elsewhere during their lifetime Where detrimental impacts on climate change adaptation measures are identified, evidence should be provided as to how the proposal will reduce such impacts. CC2: Proposals for development should minimise emissions of greenhouse gases as far as is appropriate. Mitigation measures will also be encouraged where emissions remain following minimising steps. Consideration should also be given to emissions from other activities or users affected by the proposal. WIND1: Developments requiring authorisation, that are in or could affect sites held under a lease or an agreement for lease that has been granted by The Crown Estate for development of an Offshore Wind Farm, should not be authorised unless a) they can clearly demonstrate that they will not compromise the construction, operation, maintenance, or decommissioning of the Offshore Wind Farm b) the lease/agreement for lease has been surrendered back to The Crown Estate and not been re-tendered c) the lease/agreement for lease has been terminated by the Secretary of State d) in other exceptional circumstances TR3: Proposals that deliver tourism and/or recreation related benefits in communities adjacent to the East marine plan areas should be supported.

As previously stated, these are recommendations and we suggest that your own interpretation of the East Marine Plans is completed. We would also recommend you consult the following references for further information: East Inshore and East Offshore Marine Plans and Marine

Consultee

Title: Ms
First Name: Georgie
Surname: Sutton
Organisation: Marine Management Organisation

Agent

Title:
First Name:
Surname:
Organisation:

Information System.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50045 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Ms	Title:	
First Name:	Georgie	First Name:	
Surname:	Sutton	Surname:	
Organisation:	Marine Management Organisation	Organisation:	

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50087 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Paula	First Name:	
Surname:	Syred	Surname:	
Organisation:	Fox Narrowboats	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50087-1

Better transport links including the waterways, acknowledgment of the importance of tourism and creating a healthy environment for all

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

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Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

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Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50087-2

The fens are a unique landscape created by man and need management and protection against flooding to maintain the unique environment for flora, fauna and wildlife

Consultee

Title:
First Name: Paula
Surname: Syred
Organisation: Fox Narrowboats

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50087-3

Visitor moorings and long term moorings for boaters

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50087-5

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐

Consultee		Agent	
Title:		Title:	
First Name:	Paula	First Name:	
Surname:	Syred	Surname:	
Organisation:	Fox Narrowboats	Organisation:	

Attracting inward investment to Fenland and creating more jobs	☑
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50085 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Robert	First Name:	
Surname:	Taylor	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50085-1

Fenland should recognise its rural heritage, build tourism, exploit the waterways, open up currenlty closed walkways along river banks and develop in areas that can assist with the tourism growth, allowing developement of tourist accomodation within localised housing projects, encourage Bed & breakfast in existing housing.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50085-2

The plan should extend beyond the requirement, this allows a period of flex should it become difficult to present a new plan in 2037

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50085-3

We should build above the gov requirement, we could then have housing that the people want and not be forced into developing etstates because we were behind on targets

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50085-4

Localised high tech, homeworking, moving away from tavel needs

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50085-5

A settlement hierachy is required

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50085-6

No

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50085-7

Benwick, we should have limited growth as any expansion will sit outside of the current acknowledged footprint avoiding building into the fen.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50085-8

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50085-9

Flexible

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50085-10

The current bundary for Benwick should be retained, in-fill where land is available

50085 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Robert	First Name:	
Surname:	Taylor	Surname:	
Organisation:		Organisation:	

Question 5: Growth Options

5a) Which option/s do you prefer?

50085-11

2&3

5b) What are the positive and negatives of the option/s?

50085-12

Towns become larger, although more sustainable, transport is not as much of an issue.

5c) Which option/s do you dislike and why?

50085-13

New settlements, soulless,

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50085-14

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50085-15

Yes

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50085-16

No, less school areas

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50085-17

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50085-18

Yes, mandatory

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50085-19

Yes, windfarms are not by design long term therefore they may be removed if and when a greener supply were to be found

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50085-20

Yes

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50085-21

Yes

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50085-22

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50085-23

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50085-24

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50085-25

No, current electric based enegy is at that embryonic stage and not mature enough to be widespread.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50085-26

Yes

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

11b)Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50085-27

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50085-28

Yes

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50085-29

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50085-30

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50085-31

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50085-32

Provision of housing that is required not just to gentrify an area (5 bedroom homes etc) these are not designed for local families, good quality housing well designed and affordable should be the paramount

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50085-33

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50085-34

Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50085-35

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50085-36

2-3 Beds, housing for the elderly freeing up larger existing homes to new families

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50085-37

Yes

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50085-38

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50085-39

No, travellers would want to live there anyway

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50085-40

Not known, although most of the traveller community are wealthy, choosing to live a nomadic lifestyle, Brexit will also cut down the number travellers due to the Irish travelers unlikley to come to the UK as much.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50085-41

Yes, utilise our waterways, The Old Nene through Benwick is becoming more popular an extsension up stream will soon allow direct access to this waterway, lets get more moorings andd encourage the use of the beautiful network.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50085-42

Yes

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

18b) Should we allocate sites which are set aside only for self-build and custom build?

50085-43

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

Consultee

Title: Mr
First Name: Robert
Surname: Taylor
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

50085 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Robert	First Name:	
Surname:	Taylor	Surname:	
Organisation:		Organisation:	

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50088 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Richard	First Name:	
Surname:	Tester	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50088-1

Fenland should have villages and towns which should be kept separated by open fields. Both rural and urban dwellers should have access to suitable standards of transport system, health facilities (GP/Dentist/A&E/Hospitals), education establishments, sewerage, water and other utility provision. It is important to accept that some people still wish to live in rural areas and not be forced into becoming small towns by over-development which seems to be what has been happening in the UK over the last decade. Development needs to be where the jobs are, otherwise the roads are going to be filled even further by residents who are having to travel a distance to find work. Also suitable provision and mix of shops for the area concerned. Future development should be focused on extending urban areas rather than rural areas.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50088-2

I agree with 2040. The process of producing a plan is long and sometimes onerous, so doesn't want to be any shorter. Also 20 is roughly 'a generation' so, by the time the next plan is due there will another generation to take on the challenge.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50088-3

I don't think Fenland should put in for more houses than the minimum housing target, which i feel is too high for a mainly agricultural area. Looking at the towns in our District there are a lot of underutilised brownfield sites which could be used for housing, especially for families working and going to school in the towns.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50088-4

I firmly believe that employment should be centred around the towns which already exist. There

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

are enough problems trying to fill all the industrial properties in our towns without trying to do the same in areas outside the main populated areas. Looking carefully at how the underutilised factory spaces and shops could be redeveloped should be a priority.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50088-5

I agree with the settlement hierarchy policy on the whole. However, if it was agreed a major company could move into a rural area I think FDC should be able to reconsider, with consultation, future housing, schooling, healthcare needs of that area.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50088-6

Existing settlement hierarchy based on population size seems a sensible way of categorising areas of population. I can see a problem if a rural area suddenly becomes a major employer, as then there would be a change in population spread and then, perhaps, the hierarchy would need to be changed. However, that could be sorted in the next plan in 20 years time.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50088-7

No. I think they should be reviewed in the next planning period in 20 years time.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50088-8

Yes, very much so. These boundaries keep a clear distinction between villages and towns. They also give the public, parish and town councils, developers and planning departments some idea of what will be accepted in the way of planning, and what won't even be considered. This should stop some of the planning applications which keep on appealing until it is eventually accepted as a 'fete a complis' by planning departments, which seem to be a regular occurrence in recent years across the UK.

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50088-9

Definitely i) with hard boundary and strict policies. If you allow a flexible approach then no-one will know what is acceptable and who is going to decide on the criteria? Recent events make me very much against leaving the door open to interpretation by individuals who, by human nature, can be manipulated to make decisions which are not in the District's interest.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50088-10

Settlement boundaries should, wherever possible be where the bulk of the current developments end. There are lots of areas within the current properties which could be infilled without any impact on the area. For instance, large properties on large plots could easily have a further property built within the grounds. In the past these types of applications have seemed to by frowned upon by planners, but with the cost of upkeep of old large properties different thinking is required to let these developments happen otherwise these very large properties will just be left to crumble. In villages there should be a restriction on recommending agricultural fields for development where they are on the outskirts of current development. This only makes the rural areas spread out ever further with still no more employment, etc. The Tydd St Giles Parish Council, at a Public Meeting last week, have said they have decided to recommend a field for development which in the past has been turned down for development. There are flooding issues and also transport, huge ongoing sewerage issues, traffic concerns, etc, etc. The suggestion of up to 25 houses on the field did cause a stir at the meeting and, other than councillors, not one person in the meeting agreed with the proposal. Hopefully the Parish Council will review their proposal and put forward a site within the current development area. There is an area in the centre of the village which the owner is reputed to want to develop. This land is bounded by the back gardens of houses on the surrounding roads and therefore no-one would have to look at new housing through the front of their properties. The area is also bigger so could accommodate the 25 houses easily. Why the Council haven't recommended this site is a mystery to the residents. The two sites are on the file below (red is Parish Council preference as put forward at Public Meeting on 30 October 2019 and green area is that which a lot of the residents would accept as it wouldn't expand the village further to the South)

50088 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Richard	First Name:	
Surname:	Tester	Surname:	
Organisation:		Organisation:	

Question 5: Growth Options

5a) Which option/s do you prefer?

50088-11

1. Option 2: Market Towns Led Growth 2. Option 3: Strategic Growth at One or More Settlements 3. Option 6: Corridor Growth

5b) What are the positive and negatives of the option/s?

50088-12

All of these seem to be sensible with regard to providing the necessary infrastructure for transport, helthcare and employment opportunities. The rural agricultural-based areas are not where high volume of jobs are available and therefore not so suitable for large growth as are the urban areas.

5c) Which option/s do you dislike and why?

50088-13

Option 4: New settlements. By providing a new town/village would take a lot the resources away from what is needed to upgrade the current towns/villages. Also, because they would be new, more energy efficient, etc everyone is going to want to abandon the old housing areas for the new one therefore causing more problems by leaving behind homes which no-one wants. Having used up more space to build new towns many houses are going to be left, whereas looking after the areas we already have by spending more on them would be more beneficial. Option 5: Small Site Focus. Development of villages is not the way forward as they have big issues over employment, transport, healthcare provision, shops, etc.

5d) Are there alternative options, not shown above, which should be considered?

50088-14

Not that I can think of.

Question 6: Settlement Policies

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50088-15

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50088-16

Yes. Health and wellbeing is very important and any policy to help that will in the long run reduce healthcare costs in our area.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50088-17

Yes. To aid healthy eating i do think food outlets should be restricted to identified locations rather than having a row of takeaway food shops all in one place.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50088-18

Yes, definitely.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50088-19

Where possible then heatpumps and solar panels should be included in new development and, perhaps should be considered as a positive when planning applications for house extensions are

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

recieved.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50088-20

I have seen no definitive research which shows that wind turbines are a longterm solution to our energy needs. A better solution would seem to be allocating land for solar farms.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50088-21

Have no knowledge of this subject so unable to comment.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50088-22

Yes, I believe this is essential as the requirements for energy efficiency will rise over the years and this way FDC would be ahead of the game.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50088-23

Yes, this is essential for future developments.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50088-24

Encourage.

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50088-25

No. Early days for electric cars. The current batteries are going to be a huge problem for councils everywhere when they need replacing. Lead and acid recycling?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50088-26

I think it is too early to have this requirement in the plan and not sure whether we have the electricity available if widescale all-electric properties were built. Also, electricity is a dearer alternative to gas, so this needs to be addressed before demanding all-electric housing.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50088-27

I believe the farmers are suffering enough without having additional policies placed upon them by mainly, non-agricultural background policymakers.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50088-28

Yes, definitely.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50088-29

Allotments are a good idea BUT over the last few years a lot of allotments have been sold off by cash-strapped local councils across the UK.

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50088-30

I think this is fine in towns but very difficult to implement in villages. It also makes it very difficult for people who are unable to cycle everywhere (age/health/distance problems) as it then becomes extremely difficult for them to negotiate going to shops, etc. Have you had to go to Addenbrookes Hospital recently....cycles don't acknowledge there are other people on the roads!

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50088-31

Yes, if complied with by planners. Some of the planning approvals by FDC don't seem to have any regard to these types of policies.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50088-32

No, but to get some sense of keeping new/alteration applications in line with the area then the views of the residents and Parish Council need to be considered more carefully. So many applications are turned down by Paris Councils because they don't fit in, only to be agreed by FDC. There needs to be clearer guidelines and more cooperation between the councils and planners.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50088-33

Not currently.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50088-34

No. I believe this adds another layer to an already complex planning system that not many residents fully understand. FDC planners should be considering this point when approving applications.

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50088-35

Yes...all 3. A minimum interior space is essential and anything to assist people with getting in and out of their houses must be an advantage to everyone. Water is likely to be a scarce commodity in the future so, providing it doesn't reduce the standards of cleanliness, it must be of advantage both economically and environmentally.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50088-36

No; only a feeling that developers are making smaller and smaller homes that aren't suitable for the families they are built for.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50088-37

2 to 3 bedroom homes for families. Too many new houses are being approved which have 4 or 5 bedrooms, of which there is a good stock in the FDC area.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50088-38

No. I don't think it needs to be in the plan but i understand consideration is always given to affordable housing when approving new developments. It would be good to know how many affordable homes are actually occupied by the people who they were meant for?

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50088-39

I believe this is just another idea that could lead to another group of well-intentioned individuals getting involved in the planning process. We have Parish/District/County councils for this and we appoint their memberships.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50088-40

I don't think that would work. The travelling community likes to be amongst their own and therefore prefer sites away from other housing.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50088-41

Don't know of any.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50088-42

Moorings I am not aware of but we have 100+ mobile homes/caravans in Tydd St Giles.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

50088-43

No. This would be counter-productive as it would be placing these applicants in a clear advantage in finding land, etc over other interested parties.

50088 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Richard	First Name:	
Surname:	Tester	Surname:	
Organisation:		Organisation:	

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50088-44

We are going to need more agricultural land to feed the additional people who are going to be in the new homes being planned over the next 20 years. More food will need to be produced if we leave the EU.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50088-45

Not knowledgeable enough to answer this one.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50088-46

Not that I am aware of

19d) How should the Local Plan support the rural economy?

50088-47

?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50088-48

Yes, definitely.

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50088-49

Both

20c) Should the retail hierarchy be amended? What changes should be made and why?

50088-50

No. It is fine as it is.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50088-51

no

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50088-52

yes 500 sqm

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50088-53

Yes, if at all possible.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50088-54

I am afraid a car will always be needed in rural areas. In towns it is understandable that walking, cycling and public transport can be encouraged but not in rural communities where bus companies are trying to cut routes and it takes so long for buses to get through all the villages before getting to the towns. Then there isn't always a suitable bus to return home.

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50088-55

No, I think Fenland has it about right.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50088-56

If possible it would be good for the area, but I suspect that this isn't a priority.

23b) Should the Plan identify buildings of local importance?

50088-57

Yes, providing they can be protected in some way from decay, unsuitable redevelopment and unsuitable nearby developments

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50088-58

Not aware of any

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50088-59

By not doing what is being proposed in our village. That is to further spread the housing into nearby agricultural fields which has an adverse impact on the natural environment.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

Consultee		Agent	
Title:		Title:	
First Name:	Richard	First Name:	
Surname:	Tester	Surname:	
Organisation:		Organisation:	

25b) What do you think of the quality of open space in your area?

50088-60

Very good. We have an excellent play field for children (of all ages) but it wouldn't have come into existence without local residents fund-raising and buying the equipment.

25c) Should the Plan identify other areas of open space to be protected?

50088-61

Yes, i believe areas for walking through rural open-space areas should be protected (providing dog-walkers pick up their mess which is a constant hazard. Having to look down all the time to avoid these piles, is not good for enjoying the countryside). Unfortunately a lot of these areas seem to be being built on.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50088-62

no. Think this would be up to national/district standards

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50088-63

Not sure if that would be productive as they are such different areas in housing, employment, etc.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50088-64

Yes. As water levels are naturally rising it is of great concern to me that even small developments are going ahead with concrete being the main material used. The proposal of a new development in Tydd St Giles is on a field which has, i understand, been previously refused planning permission due to flood worries.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50088-65

Consultee

Title:
First Name: Richard
Surname: Tester
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Questionnaire through necessity is very long and i am not convinced many people would spend the hours I have in answering all the questions. As with all long questionnaires the questions further on in the list will not be answered in as much detail as at the beginning....that's why really important questions are normally hidden at the end! Otherwise all OK.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50088 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Richard	First Name:	
Surname:	Tester	Surname:	
Organisation:		Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50120 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:		First Name:	Kimberley
Surname:	This Land Limited	Surname:	Brown MRTPI
Organisation:		Organisation:	Carter Jonas LLP

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50120-1

The scope and content of the proposed Vision is supported.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50120-2

The previous plan-making processes across Cambridgeshire sought to align the plan periods of the various Local Plans to reflect the fact that some of the evidence was gathered on a county-wide basis, and to provide some consistency on strategic matters. It is unfortunate that the plan periods for the various Local Plans in Cambridgeshire could not be aligned. There is some benefits in terms of planning for housing, infrastructure, and transport to have consistency. The emerging Greater Cambridge Local Plan being prepared jointly by Cambridge and South Cambridgeshire is likely to ask a similar question about the end date for that plan, including whether it should be to 2040. It is noted that national guidance expects Local Plans to be kept up to date, regulations require Councils to assess at least every five years whether a Local Plan should be reviewed, and the outcome of the standard method for calculating local housing needs is time limited and subject to change as new data is published. It is agreed that a plan period ending in 2040 would be appropriate, and consistent with the likely end date for the Greater Cambridge Local Plan.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50120-3

As set out in Paragraph 010 (Id. 2a) of the Planning Practice Guidance, the standard method for assessing local housing need provides a minimum starting point for determining the number of homes needed. Paragraph 010 identifies other factors which might indicate that an increase to the housing need figure should be made, including growth strategies, strategic infrastructure and unmet needs from neighbouring areas. It is considered that these factors should be taken into account to determine whether the housing target should be increased above the figure derived from the standard method. In addition, Paragraph 024 (Id. 2a) of the PPG also suggests an increase to the housing target should be made if it could help deliver the required levels of affordable housing. It is noted that the delivery of affordable housing in Fenland is low compared with overall policy requirements – see Table 7 of the latest Annual Monitoring Report 2017/18 (March 2019). The historic under-delivery of affordable housing in Fenland indicates that an uplift should be made to the housing target to increase the supply of affordable housing.

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50120-4

It is agreed that there should be a settlement hierarchy policy in the emerging Local Plan, since this approach identifies those settlements which have a good range of services and facilities and are accessible by a range of modes of transport. The settlement hierarchy would inform decisions about the scale and location of new development, and would seek to ensure that development is directed to the most sustainable settlements. However, the settlement hierarchy is not the only factor, and environmental and other constraints and the capacity of existing settlements will also determine future growth patterns.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50120-5

The existing settlement hierarchy identifies settlements according to their size, the range of facilities they contain, and their accessibility by a range of modes of transport. It is considered that the current settlement categories is appropriate, and no amendments are required.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50120-6

March and Wisbech are the largest and most sustainable settlements in Fenland, and it is appropriate for these settlements to be identified as market towns at the top of the settlement hierarchy. March has a number of facilities and services, access to employment opportunities and is also served by a good public transport network, including March Railway Station.

Question 4: Settlement Boundaries

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

4a) Would you support the re-introduction of settlement boundaries?

50120-7

Yes provided the settlement boundaries are defined appropriately and sufficient allocations are identified within and on the edge of settlements to meet development needs.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50120-8

It is considered that there are merits in both approaches. A defined hard boundary is the normal approach adopted in Local Plans. However, the recently adopted Huntingdonshire Local Plan allows for development on the edge of settlements but well related to the urban areas – see Policies LP8 and LP9. It should be noted that the flexible approach used in Huntingdonshire is in conjunction with a strategy that also allocates development sites within and on the edge of settlements to meet identified needs.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

50120-9

The selected distribution of growth must be based on the delivery of sustainable development including meeting identified development needs in full, and taking into account any environmental and infrastructure constraints that may restrict development in certain locations.

Paragraph 8 of the NPPF identifies the three dimensions of sustainable development, which are economic, social and environmental roles. Paragraph 59 seeks to boost significantly the supply of housing. Paragraph 68 requires Local Plans to include allocations for small and medium sites. Paragraph 78 acknowledges that housing in rural areas can support rural communities and existing services and facilities in villages. Paragraph 102 seeks to promote walking, cycling and public transport, and Paragraph 103 expects patterns of growth to be managed to encourage the use of sustainable modes of transport. Chapter 14 of the NPPF provides guidance on flooding and

Consultee

Title:
First Name:
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Organisation:

Agent

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drainage. Chapter 15 seeks to protect the natural environment, including designated sites. Chapter 16 seeks to protect the historic environment, including Listed Buildings and Conservation Areas.

It is clear that meeting the housing needs of rural areas is related to the delivery of sustainable development. It is the case that housing and affordable housing needs exist in all settlements within Fenland, and the existing services and facilities within villages could be supported by further housing development. There are environmental, historic and infrastructure constraints that may prevent development from being located in certain locations. The larger settlements are served by public transport.

Taking into account the above, we support the following options as these are considered to be the most sustainable:

Option 1: Proportionate Settlement Growth Option 2: Market Towns Led Growth Option 6: Corridor Growth

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50120-10

Option 4: New Settlement(s) is not supported. This is as a result of new settlements typically having long lead in times therefore reducing the likelihood of the timely delivery of new homes; and they require significant levels of infrastructure which is costly and, consequently they tend not to deliver policy compliant levels of affordable housing. It is also considered that it would be challenging to find an appropriate location for a new settlement within the District which would not be at risk of flooding.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50120-11

Yes. Chapter 8 of the NPPF provides guidance on health and well-being matters which should be reflected in policies of the emerging Local Plan.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50120-12

It is noted that other Cambridgeshire Councils have policies requiring a Health Impact Assessment. It is suggested that the threshold for when an assessment is required needs careful consideration. Chapter 8 of the NPPF provides the context for assessing associated health matters, and an appropriately worded policy in the emerging Local Plan could provide guidance on these matters for most development. It is considered that a Health Impact Assessment should only be required for the largest developments (e.g. +250 dwellings). If the threshold is too low it would be an unnecessary burden on applicants to prepare an assessment and for Council officers (in Planning and Environmental Health) to review the assessment. In our experience the Health Impact Assessment has no influence on the decision-making process for planning applications.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title:
First Name:
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Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50120-13

Yes. It is noted that Section Id.26 of the Planning Practice Guidance already provides detailed advice and guidance on design matters, which should be reflected in any future strategic design policy.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50120-14

No. A design and access statement will need to be prepared for most planning applications, which would need to explain and justify the design and layout of a proposed development taking into account local circumstances and the surrounding character. It is unlikely that a local design policy could take into account all design issues relevant to a particular town and village, or take into account future methods of construction, materials or innovative design.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50120-15

Building for Life is a recognised design standard, but it is not mandatory. As set out above, there is design advice and guidance contained in Section Id.26 of the Planning Practice Guidance. There are is other good practice design guidance. Therefore, there are a range of toolkits available to ensure the delivery of good design.

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50120-16

It is considered that a rural exception site policy should only be brought forward in conjunction with a strategy that allocates sites for residential development within and in the edge of existing towns and villages. Paragraphs 77 and 78 of the NPPF seeks to ensure that housing needs in rural areas are met, acknowledges that market housing in rural housing can support the delivery of affordable housing, and recognises that housing in rural areas supports the existing services and facilities within villages. These factors should be taken into account and fully reflected in a strategy that includes a rural exception sites policy.

It should be noted that the NPPF also supports the delivery of entry level housing sites, and a new policy should also address this matter.

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

Consultee

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First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
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Organisation: Carter Jonas LLP

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50120-17

Should this be introduced, it is requested that the site size threshold for requiring self and custom build plots to be provided must be set at a level that is appropriate, taking into account viability and to meet local needs for this type of housing.

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50120-18

Paragraphs 83 and 84 of the NPPF provides guidance on supporting the rural economy. It is noted that Paragraph 78 of the NPPF recognises the role that additional housing in rural areas can support

Consultee

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First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
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existing local services and facilities which contribute towards the rural economy. It is also considered that additional housing in villages would support rural businesses by providing housing for existing and potential employees.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50120-19

Yes. Paragraphs 91, 102 and 104 of the NPPF seek to encourage walking, cycling and public transport, and Paragraph 103 expects the plan-making process to manage patterns of growth to support the use of these sustainable modes of transport. Therefore, the emerging Local Plan should seek to direct development to settlements which are or can be made accessible by walking, cycling and public transport. Development should therefore be directed to the most sustainable settlements within the District including March which has a number of facilities and services, access to employment opportunities and is also served by a good public transport network, including March Railway Station.

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

26a) Do you have any views on how new development could reduce flood risk?

50120-20

Applications for new development would be required to assess flood risk and include a drainage strategy to manage surface water. It is considered that the introduction of drainage infrastructure and flood mitigation measures would reduce flood risk at potential development sites.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

50120-21

Ensuring that the emerging Local Plan enables the delivery of enough homes to meet the District's housing need is essential and should be a top priority. This, in turn, will enable the delivery of more affordable housing; more homes that are easily adaptable and accessible; and will attract inward investment to the District.

Consultee

Title:
First Name:
Surname: This Land Limited
Organisation:

Agent

Title:
First Name: Kimberley
Surname: Brown MRTPI
Organisation: Carter Jonas LLP

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50120-22

As set out above in response to Qu.2b, the overall housing target should be derived from the national standard methodology with appropriate uplifts including to address the low delivery of affordable housing. The distribution of the housing target between parish and town councils should be based on delivering sustainable development, but should also take into account the opportunities provided by additional development to support existing services and facilities, deliver additional infrastructure and community facilities, and meet affordable housing needs.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50120-23

It is noted that there are very few parish and town councils in Fenland that have or are preparing a neighbourhood plan. March (which has a 'made' Plan) and Whittlesey are market towns, Doddington is a growth village, and Parsons Drove (the Plan has been subject to consultation) is a limited growth village. If a parish or town council does not intend to prepare a neighbourhood plan e.g. there has been no submission to designate a neighbourhood plan area, then it is unlikely that any housing target set for parish areas would actually be delivered. As set out above, the distribution of the housing target between parish and town Councils should be based on delivering sustainable development, and the opportunities and benefits associated with development, and as such it is considered that the Local Plan should determine the appropriate housing target and any site allocations based on these factors. If a town or parish council decides to subsequently prepare a neighbourhood plan following the adoption of the emerging Local Plan, for example to provide additional housing or to deliver a community project, then it could do so.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50034 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Katie	First Name:	
Surname:	Thornley	Surname:	
Organisation:	Cambridgeshire and Peterborough Su	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50034-1

Fenland residents should have life expectancy in line with the national average, reduced levels of health inequalities and these health inequalities are tackled by improving the health of the poorest members of the community fastest.

Residents will have lower levels of smoking, alcohol addiction and obesity compared to current levels. All residents will have access to person-centred care, closer to home that is simpler and easier to navigate. Children in Fenland will have the best start in life and all residents will be supported to have healthier lifestyles through the built environment, which will provide increased opportunities to take physical activity, eat a healthy diet.

Infrastructure in new communities is designed to meet the needs of the community now and in the future, communities are supported to become a self-supporting, healthy and resilient community by helping to build people's capacity to help themselves and others in order to create a good place to live, improve outcomes, support economic prosperity and make people less reliant on public services and where people's needs are greater than can be met within community resources they are supported by the right services and are helped to return to independence.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50034-2

We think this is about right as it supports the STP to plan its health services in the medium to long term.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50034-3

There is a balance to be struck between the number of houses needed for the Fenland area and the pressure this puts on local services, so if additional houses are delivered above the national policy requirement they need to be accompanied by addition developer contributions to deliver services

Consultee

Title:
First Name: Katie
Surname: Thornley
Organisation: Cambridgeshire and Peterborough Su

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50034-4

The STP has a number of health and social care positions that we struggle to hire enough of and so we would welcome dialogue about these roles. An extensive piece of workforce planning has been undertaken across the System. Although we recognise that there is more to be done we think this is an excellent start and it would be useful to have conversations with yourself about this. In particular we would like to encourage more domiciliary care workers, apprenticeships in gateway roles such as health and care assistants and more community based and outreach roles around the health and social care environment. We also recognise the need to improve digital skills in all roles and this is one of the areas we explore more thoroughly in the Long Term Plan, which we will share once it is finalised (expected in the next month or so).

Across Cambridgeshire there is a need to balance the Research and Development related jobs which are clustered around Cambridge particularly in the Bio-medical field, with the need to create skilled manufacturing jobs which result from Bio-medical R&D, there is an opportunity to locate these skilled manufacturing jobs in the Fenland area

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50034-5

Yes we believe we should have a settlement hierarchy as it helps to ensure that potential housing developments consider available facilities to ensure developments are sustainable.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50034-6

The STP have no views on this.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50034-7

The STP don’t know of any reasons to move villages up or down the hierarchy.

Question 4: Settlement Boundaries

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Agent

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4a) Would you support the re-introduction of settlement boundaries?

50034-8

We see no reason which would require the re-introduction of settlement boundaries, however it is important to the STP that developments happen within areas that have health provision coverage.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50034-9

We believe that it is important to be able to apply policy flexibly, based on the individual merits of a case and therefore we would advocated for a 4)b)ii) .

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50034-10

We are not aware of any particular settlement boundaries that are required.

Question 5: Growth Options

5a) Which option/s do you prefer?

50034-11

We prefer option 2 (Market towns led growth) as we would like to utilise existing health and social care infrastructure centred around these areas, rather than require additional investment. Small scale development can lead to additional pressures on local services without financial support through developer contributions. We think it is important that new housing also has good transport links to access employment, services and open space and therefore we believe that option 6 (Corridor growth) would also allow the utilisation of existing infrastructure. This should centre around sustainable transport links i.e. rail to avoid over reliance on the car.

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5b) What are the positive and negatives of the option/s?

50034-12

Option 1 – Proportionate settlement growth – We believe that this is not a good option because we think good transport links to access existing health facilities is vital. Option 2 – Market towns led growth – this would be our preferred option as our facilities are already focused around these settlements and it would best use existing resources. Option 3 – strategic growth at one or more settlements – providing these were attached to sites with existing facilities then we would support this option. Option 4 – New settlements – We would not wish to see this as it is likely that the settlements would need additional newly built facilities unless they were close to existing facilities. Option 5 – Small site focus – We would not wish to see this as we think it is important that new housing has good transport links to be able to reach facilities. Option 6 – Corridor growth – We would be supportive of this option where there were good transport links to the necessary public services.

5c) Which option/s do you dislike and why?

50034-13

Option 1 – Proportionate settlement growth – We believe that this is not a good option because we think good transport links to access existing health facilities is vital. Option 4 – New settlements – We would not wish to see this as it is likely that the settlements would need additional newly built facilities unless they were close to existing facilities. Option 5 – Small site focus – We would not wish to see this as we think it is important that new housing has good transport links to be able to reach facilities.

5d) Are there alternative options, not shown above, which should be considered?

50034-14

We are not putting forward any alternative options.

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50034-15

As the STP works across multiple district council boundaries, we would find it easiest to have

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bespoke policies for market towns only when necessary

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50034-16

Yes we believe it is vital that the Local Plan includes specific policies about health and wellbeing and as per the National Planning Policy Guidance (NPPF) we should expect the local plan to address the recommendations in the Cambridgeshire and Peterborough Joint Health and Wellbeing Strategy that is currently being developed for Cambridgeshire and Peterborough.

In addition the local plan should take account of the Cambridgeshire and Peterborough Director of Public Health annual report. Planning policies need to take a proactive and preventative approach, particularly focused on the wider determinants of health (such as housing, the economy, access to green/open space, transport) and ensuring children have the best start in life, as well as supporting healthy lifestyles and reducing health inequalities.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50034-17

Yes, the concentration of hot food takeaways is a continuing area of concern for communities in terms of the impact on the retail character and economic health of town centres and the adverse impacts on the amenity of residents associated with noise, fumes, parking, litter and anti-social behaviour and more recently this has extended to health issues, concerning poor diet and obesity.

Evidence shows the local food environment is an important factor in unhealthy weight specifically the availability of unhealthy food. Some hot food takeaways offer ‘energy-dense’ or ‘fast food’ with high levels of fat, sugar and salt which are linked to obesity and related health conditions including cardiovascular disease, type 2 diabetes, stroke and some cancers. Of particular concern is the effect of fast food consumption on children’s diets and eating behaviour, as significant health problems related to obesity start to develop at primary school age and behaviours established in early life follow into adulthood.

A proliferation of hot food takeaways can tempt children into consuming greater quantities of unhealthy food which undermines initiatives to promote a healthy diet, particularly in schools. Temptation to eat fast food is only partly influenced by the availability and accessibility of hot food takeaway outlets, but also by other factors which influence eating behaviour, such as advertising, marketing, economics, and peer group pressure. Nevertheless, some takeaways located near schools may target school children by selling foods within their price range and offer special deals.

There is a strong relationship between spatial planning and the wider determinants of health, and

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the planning system can shape the built environment and therefore influence human behaviour and lifestyles. In response to obesity, planning can help to:

 Improve healthier eating choices and opportunities for urban growing. Promote physical activity by encouraging active travel and improving access to open spaces and sports and recreation facilities.

A quick review of other local authorities local plans and SPDs show that many have introduced specific policies to control hot food takeaway outlets, so this approach has been tested through the planning system and a precedent has been set to control the proliferation of hot food takeaways through the planning system

In addition to controlling access to hot food takeaways an policy can bring about environmental benefits, including: litter noise bad smells disposal of waste attraction of vermin parking and traffic

7

Form A: Local Plan Consultation Response Form gathering of people and antisocial behaviour, and changing the appearance of an area.

It needs to be recognised that the proposal to introduce a policy on hot food takeaways is not about stopping all outlets and that it won't address those outlets already in existence, but is about controlling the location of future hot food takeaway outlets to prevent them locating near schools, and prevent an over dominance of outlets in certain locations.

Public Health would be willing to work with the Fenland District Council on the exact wording of such a policy.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50034-18

Spatial planning and development has the potential to impact on human health and wellbeing. This is because a wide range of social and environmental factors affect the health of local communities within Fenland. Good health is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience leisure and cultural services activities and green and open space. These factors are known as the "wider determinants of health" and include: Individual lifestyle factors such as smoking habits, diet and physical activity. Interactions with friends, relatives and mutual support within a community. Wider influences on health including - living and working conditions, unemployment, water and sanitation, health care service, housing, food supplies, education, and the work environment.

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Ensuring these issues are considered at the planning and design stage can improve both the physical and mental health of the population. These can encourage environments which: increase people's sense of safety and wellbeing, their opportunities for social interaction and community connectivity, improve air quality and water conservation and promote active travel and physical activity.

It is important to consider the effects of the wider determinants of health on not only the physical environment (e.g. impact of air and noise pollution, traffic patterns, housing stock) but also the social environment. This refers broadly to the social norms and values shared by members of social groups, as well as the quality, content, and volume of interpersonal interactions within urban and rural and between urban and rural communities. It is also known that these wider determinants are not distributed equally among populations (e.g. those people living in areas of deprivation tend to have poorer health outcomes). By considering these effects and their distribution, development policies and plans can enhance the potential to influence health and wellbeing, and therefore health inequalities.

Health Impact Assessment aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks to health. It includes specifically a consideration of the differential impacts on different groups in the population, because certain groups are potentially more vulnerable to negative impacts from development such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and elderly people.

Therefore the Fenland Local Plan should contain a policy requiring developers of large schemes to submit a health impact assessment.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50034-19

Yes we believe that the Local plan should require developers to incorporate renewable energy generation as pollution is a contributor to health, and in particular respiratory disease and therefore needs to be addressed through renewable sources.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50034-20

Yes, the Local Plan should identify specific areas in Fenland for commercial windfarms, but there should also be a flexible policy to allow wind farm energy production to be located on other appropriate sites.
8c

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8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50034-21

We are not aware of any.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50034-22

Yes, the local plan can address the health impacts of fuel poverty by requiring developers to go beyond basic Building Regulations.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50034-23

Yes, the local plan can address the health impacts of fuel poverty by requiring developers to design and build dwellings which minimise energy use.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50034-24

Yes, the local plan can address the health impacts of fuel poverty by requiring developers to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50034-25

Yes they should be required as electric vehicles are part of the solution to poor air quality which can cause health problems, including 40,000 early deaths in the UK every year, and these need charging infrastructure

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10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50034-26

Electric based developments can help reduce local exposure to air pollution generated by combustions sources for central heating, gas and wood burning stoves, open fires etc. There needs to be a consideration of the cost to any future residents of electric based developments to ensure affordability and reduction of health inequalities and fuel poverty.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50034-27

Yes as this both reduces food miles and encourages physical activity which is beneficial particularly for over 62 year olds as those over this age who have allotments tend to be healthier than those who do not.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50034-28

Yes, the NICE physical activity and environment guidance conclude that people are more likely to walk or cycle if there is an attractive streetscape with well-maintained and unobstructed pavements, although there does not seem to be a clear association between the amount and availability of green space and physical activity.

Question 13: Design and Amenity

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13a) Do you think the new Plan should include a strategic design policy for the district?

50034-29

Yes, we believe plans and policies that encourage the creation of healthy and sustainable places are important.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50034-30

We don't have a comment on whether different policies are needed.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50034-31

We don't have a comment on any specific issues that need to be addressed through design policies.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50034-32

We think that Building for Life can be a useful toolkit, however it does not feature as much consideration of the health and social care requirements as we think is necessary when designing new developments.

There are other toolkits which could/should be incorporated into local planning policy such as the Natural England Accessible Natural Greenspace Standard (ANGSt) which provides local authorities with a detailed guide as to what constitutes accessible green space.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50034-33

Poor housing encompassing a lack of private study space for children is associated with

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underachievement. There is strong evidence that children with better quality homes gain a greater number of GCSEs, “A” levels and degrees and therefore have greater earning power. Studies have linked this with an increase in antisocial behaviour. Children especially, teenagers deprived of adequate space at home may be disruptive and aggressive. In addition, low space standards contribute to poor health and low educational attainment that can express itself in incidences of antisocial behaviour.

The case for space concludes that adequate space enables: Socialisation both with other family members and with guests (and having the privacy to do so). Having more storage space. Having more space for solitary activities and good circulation spaces which can also act as storage. Spaces for outdoor items such as prams, umbrellas and shoes. Relaxation, engaging in private study within bedrooms. Reorganisation of rooms internally, if need be, by making openings or converting pitched roofs. Working from home (eg to improve life-work balance). Having more space in the kitchen so that children can play under the supervision of their parents; more space for waste and recycling bins. Improves day light and ventilation. Large floor spaces allows long term utility of a house, creating the so called life time home, such adaptability delivers long-term accessibility as well as long-term sustainability as adequate space in dwellings will allow residents to adapt space to their changing needs over the life course: homes will become future proof.

It is important to create minimal space standards, similar to the London housing minimal space standards, which is based upon the Park Morris standard. Housing that is of a reasonable size and is affordable to heat is associated with positive health outcomes. Improved warmth and energy efficiency measures, which are often part of wider rehousing and retrofitting programmes, can lead to improvements in health. Reports indicate that increased usable indoor space as a result of improvements in thermal comfort and affordable warmth can have many benefits for householders, which may lead to improved physical and mental health. Qualitative studies have found that homes with improved thermal comfort reported: increase in usable indoor space; improvements in diet, privacy and household/family relationships, therefore Public Health would support such a policy on minimum space standards.

We believe it is important to have higher access standards to allow houses to be adapted and support the disabled, elderly and those with limited mobility to live independently in their own homes. We believe it is important to also consider available information regarding making buildings dementia friendly as we have an increasing older population. https://www.alzheimers.org.uk/sites/default/files/201805/0318_Alzheimer%27s%20Society_Housing%20Charter_Updated_March2018.pdf

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50034-34

We do not know of any evidence.

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Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50034-35

We do not have a view on this.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50034-36

Affordable housing is a key priority of the STP and so we encourage their development.

15c) Should the plan encourage 'community-led' based housing schemes?

50034-37

We do not have a view on this.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50034-38

Yes

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50034-39

We do not know.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50034-40

We do not know of any need.

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Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50034-41

We do not have a view on this.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50034-42

We do not have a view on this.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50034-43

We believe that employment is a priority and so we recommend retaining existing employment areas.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50034-44

We do not have a view on this.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50034-45

Not that we are aware of.

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19d) How should the Local Plan support the rural economy?

50034-46

We do not have a view on this.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50034-47

We do not have a view on this.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50034-48

We believe access to leisure and recreation facilities are important for healthy lifestyles and so should be encouraged.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50034-49

We do not have a view on this.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50034-50

We do not have a view on this.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50034-51

We do not have a view on this.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing

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community facilities?

50034-52

Yes, we believe that access to community facilities is important for sustainable communities.

The Cambridgeshire strategy for Supporting New Communities has an aim to ensure that infrastructure in new communities is designed to meet the needs of the community now and in the future. Therefore the loss of existing community facilities should be protected wherever possible

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50034-53

Yes, we believe that encouraging walking and cycling is important for encouraging healthy lifestyles. Access to public transport should also be prioritised as this is particularly important for older people who are no longer able to drive

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50034-54

We do not have a view on this.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50034-55

We would not prioritise this.

23b) Should the Plan identify buildings of local importance?

50034-56

We would not prioritise this.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

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50034-57

We would not prioritise this.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50034-58

We would not prioritise this.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50034-59

It is important to have open spaces that encourage healthy lifestyles.

25b) What do you think of the quality of open space in your area?

50034-60

We do not have a view on this.

25c) Should the Plan identify other areas of open space to be protected?

50034-62

We do not have a view on this.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50034-63

We think it is important to flexible policy to allow consideration of developments on a case by case basis.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50034-64

Yes, we think it would be highly advantageous to have consistent policies across the district

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authorities within the STP boundary

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50034-65

We do not have a view on this.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50034-66

We would like to share our local response to the NHS Long Term Plan with you, it is in the process of being finalised and so will send a copy across once this is available as it helps to give a view of our 5 year plans.

As per the National Planning Policy Guidance (NPPG) we would expect the recommendations/findings of the C&P Health and Wellbeing Strategy to be reflected in the Fenland Local Plan. The Health and Wellbeing Strategy which is currently being developed across Cambridgeshire and Peterborough and which has had input from representatives from Fenland District Council.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50034-67

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☑
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☑
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☑
- **Investment in walking and cycling infrastructure** ☑

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Good quality, accessible open space (parks, play areas, etc) ☑

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50034-68

We do not have a view on this.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50034-69

We do not have a view on this.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50034-70

We do not have a view on this.

50096 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Reg Tibbitts	First Name:	
Surname:	Tibbitts	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

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Title:
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Agent

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4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50096-1

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐

Consultee

Title:
First Name: Reg Tibbitts
Surname: Tibbitts
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50084 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Simon
Surname:	Triman Developments (UK) Limited a	Surname:	Machen
Organisation:		Organisation:	Barmach Ltd

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50084-1

Fenland should be a thriving district of well connected market towns and rural areas offering a high quality of life and varied employment opportunities for residents. It should make a positive contribution to the Cambridgeshire housing market through accelerated housing delivery aligned to infrastructure investment.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50084-2

2040 is a sensible end date, although there would be benefit in considering strategic locations for growth beyond that given the significant lead in time to deliver major strategic schemes

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50084-3

Fenland has the physical capacity to accommodate much higher levels of housing growth where this is supported by infrastructure investment. This would help to alleviate pressure on settlements in the south of Cambridgeshire and particularly Cambridge city and its Greenbelt.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50084-4

It is essential that infrastructure is planned and that funding secured to enable employment growth through a better connected district and its wider employment market. There is significant potential for manufacturing to support the research and development focus of Cambridge. There should also be a clear focus on higher value jobs linked to an improved education offer. The market towns are the natural focus for employment growth with support for rural diversification.

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50084-5

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50084-6

The existing hierarchy is appropriate.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50084-7

No.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50084-8

Yes, they provide certainty to landowners and developers as well as to the Council and local communities.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50084-9

A flexible policy with criteria.

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50084-10

They should be agreed in consultation with local communities and landowners/developers.

Question 5: Growth Options

5a) Which option/s do you prefer?

50084-11

Market towns led growth

5b) What are the positive and negatives of the option/s?

50084-12

Option 1 takes no account of market demand, location or constraints to development and is inappropriate. Option 2 focuses growth around existing and historic larger settlements which tend to be better connected and to have a wider range of services and facilities. Option 3 would result in a lack of investment in a number of higher order settlements and their potential decline. Option 4 involves a significant lead in time that may extend beyond the plan period and poses a significant risk to delivering the housing target. It could also lead to the decline of existing settlements. Option 5 creates the challenge of economy of scale in delivering infrastructure and is unlikely to be viable. Existing higher order settlements are located on transport corridors.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50084-13

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50084-14

It should include policies that promote health and wellbeing (for example open space provision) but is extremely difficult to require this within specific development proposals.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50084-15

Given that a significant number of hot food takeaways are now delivered rather than collected such a policy has very limited value.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50084-16

There is a danger that this is simply a tick box exercise which adds cost to the development process. There is very little evidence that the assessment of planning applications can reasonably include health matters.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50084-17

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

50084-17

This has to be subject to viability assessment and may in practice reduce monies available for affordable housing or community infrastructure.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50084-18

This is notoriously difficult to achieve. There continues to be significant investment in off-shore wind.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50084-19

This is only likely to be achievable at a strategic development scale in terms of vaibility.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50084-20

No. Current building regulations are higher than at any time in history in terms of energy efficiency. This would be a cost to development that would have to reduce affordable housing and community infrastructure contributions.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50084-21

Unfortunately local authority planning services are often not trained to assess these issues. It must also be recognised that this can often result in a form and design of development that is not sympathetic to the local context.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50084-22

Yes, where this is financially viable.

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50084-23

In the case of the development of new homes and new commercial uses yes.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50084-24

No, this is a matter for Government policy. Would such an approach be legal?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50084-25

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50084-26

This depends upon the scale of development and is only appropriate in the case of strategic schemes. It also has to be carefully considered in terms of viability.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50084-27

Only in the case of strategic schemes of 500 plus homes, and as part of the open space requirement of those schemes and not in addition.

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50084-28

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50084-29

No, it would be meaningless.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50084-30

No.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50084-31

Basic design principles such as form, scale, massing, materials and architectural style should be informed by the local context but should not be prescribed.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50084-32

Yes

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

50084-33

i) no ii) yes iii) no

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50084-34

All include additional cost.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50084-35

A mix of housing sizes, types and tenures to create a balanced housing market and one that reflects market demand.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50084-36

Yes.

15c) Should the plan encourage 'community-led' based housing schemes?

50084-37

Yes.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50084-38

No. This is often a policy requirement in local plans but rarely succeeds in practice.

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50084-39

A criteria based approach is preferable.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50084-40

Well planned and designed park homes type developments can offer a high quality and affordable housing solution. They also enable quick housing delivery. Sites should preferably be allocated.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50084-41

Yes.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50084-42

No.

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50084-43

Other uses should be allowed where it can be demonstrated that it would be unviable to retain/deliver employment use and/or where there is no demand.

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50084-44

Infrastructure provision/improvement, particularly power and roads.

19d) How should the Local Plan support the rural economy?

50084-45

By supporting rural diversification.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50084-46

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

The high street has to change to meet consumer patterns of spending and demand. Other types of development should be encouraged.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50084-47

Yes, but only where there is under provision.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50084-48

Sustainable modes of transport for short trips should be encouraged.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50084-49

It should set minimum standards. Existing standards are appropriate. However, there should be some flexibility to meet local circumstances.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50084-50

No.

23b) Should the Plan identify buildings of local importance?

50084-51

Yes.

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee

Title:
First Name:
Surname: Triman Developments (UK) Limited a
Organisation:

Agent

Title: Mr
First Name: Simon
Surname: Machen
Organisation: Barmach Ltd

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50084-52

Sensitive design of new development to enhance biodiversity. Partnership working with the Local Nature Partnership.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50084-53

It depends on the size of development and should always taken into account existing local provision.

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

50084-55

Yes, but subject to strict criteria.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50084-56

No as each area is different and has different priorities.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50084-57

Through sensitive, sustainable drainage design.

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Simon
Surname:	Triman Developments (UK) Limited a	Surname:	Machen
Organisation:		Organisation:	Barmach Ltd

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50084 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	Mr
First Name:		First Name:	Simon
Surname:	Triman Developments (UK) Limited a	Surname:	Machen
Organisation:		Organisation:	Barmach Ltd

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50014 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Nolan	First Name:	
Surname:	Tucker	Surname:	
Organisation:	Deloitte	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50014-1

We believe that the new vision should set out in a clear and concise manner how development is expected to contribute to the wider aspirations for Fenland and set out how the Vision is also in line with the general requirements of the NPPF.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50014-2

Whilst we agree extending the plan period to 2040 is more appropriate than continuing to use 2037 as an end date, we would question whether the plan period needs to be extended further. The NPPF (paragraph 22) states strategic policies should look ahead over a minimum 15 year period. In this instance, the Council have stated that the Local Plan could be adopted by 2022 and therefore 2040 is an appropriate time period. However we believe an adoption date of 2022 is ambitious given the Local Plan Review has only just commenced and there are a number of rounds of further consultation to undertake followed by an Examination period. On this basis it may be the case that the Local Plan is only adopted close to 2023 by which point a further review may be required.
We therefore believe it may be more appropriate to extend the Local Plan period further in order to provide further certainty towards the future housing and employment requirements for Fenland. We believe this change to the Local Plan period would ensure full compliance with parts A and C of Paragraph 35 of the NPPF.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50014-3

We believe it would be more appropriate to use a higher figure for the housing requirement. This would ensure that the Local Plan is positively prepared and that sufficient land is identified in order to meet future housing needs. This approach would also provide added robustness to the Local Plan and ensure compliance with the NPPF.

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50014-4

We agree with a settlement hierarchy approach and consider the tiers within the adopted Local Plan are appropriate and should be retained.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50014-5

As above

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50014-6

We would expect a full Sustainability Appraisal to be undertaken as part of the Local Plan review to establish whether any settlements should be reclassified.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50014-7

No as this could limit the amount of sustainable development as land outside of settlement boundaries will be classified as ‘countryside’ and different policies will apply. 4b

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50014-8

A flexible policy that could allow for development which adjoins the settlement boundary provided a number of sustainability criteria are met. This sustainability criteria should include criteria such as accessibility to sustainable modes of transport, affordable housing requirements and open space requirements.
4c

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50014-9

Consideration should be given to the most sustainable approach to meeting the district's housing requirements which is likely to require sustainable urban extensions and any settlement boundaries must be drawn with this in mind

Question 5: Growth Options

5a) Which option/s do you prefer?

50014-10

Option 1: Proportionate Settlement Growth and Option 2: Market Towns Led Growth.

5b) What are the positive and negatives of the option/s?

50014-11

Option 1: Proportionate Settlement Growth and Option 2: Market Towns Led Growth are sustainable options as they prioritise development in locations with a larger amount of services and greater accessibility to public transport.
Option 3: Strategic Growth at One of More Settlements is not sustainable as this will increase inequalities between different locations. This would also limit the amount of suitable sites that can be identified for development.
Option 4: New Settlement(s) and Option 5: Small Site Focus are not sustainable as these locations do not currently have access to a large amount of services and have limited access to public

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

transport. Therefore for these options significant investment would be needed in infrastructure which is not viable.

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

Consultee		Agent	
Title:		Title:	
First Name:	Nolan	First Name:	
Surname:	Tucker	Surname:	
Organisation:	Deloitte	Organisation:	

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50014-12

The Local Plan should encourage developers to provide new homes which offer a range of size, tenure and affordability to ensure identified needs are met including those of different groups in the community. Local evidence such as the latest Strategic Housing Market Assessment should be used to ensure that proposals are appropriate for different housing market areas.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Consultee

Title:
First Name: Nolan
Surname: Tucker
Organisation: Deloitte

Agent

Title:
First Name:
Surname:
Organisation:

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50014-13

- ☐ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☑ **Attracting inward investment to Fenland and creating more jobs**
- ☑ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50014 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Nolan	First Name:	
Surname:	Tucker	Surname:	
Organisation:	Deloitte	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50030 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Kate	First Name:	
Surname:	Waller	Surname:	
Organisation:	Elm Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50030-1

The Parish Council would like to see: • improved road and rail transport links • improved healthcare and schools particularly in areas affected by a high proportion of new homes in villages • provision for elderly care • high speed internet access • steps taken to improve and protect the natural environment • improved flood protection measures

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50030-2

As the previous plan has been reviewed within five years it would seem more realistic to look at a shorter term plan of 10 years which would be able to reflect the changing demand for new homes based on the planned improved rail and road links.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50030-3

Unless the local infrastructure if improved before additional homes are built additional growth cannot be supported.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50030-4

The council believes that the development of employment land should focus on existing employment areas, with improved public transport links to these areas.
Their preference would be for jobs in green technology development and much needed social care provision, to support the aging population, including the provision of care homes in village locations.

Question 3 - Settlement Hierachy

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50030-5

Yes, there should be a settlement hierarchy, but this needs to focus on existing local amenities, with these being improved before additional housing is considered.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50030-6

The Council has no problems with the existing hierarchy providing there is a focus on existing local amenities, with these being improved before additional housing is considered.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50030-7

The Council believes that locally Coldham would support additional development, and also Rings Emnd which has good links to the A47.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50030-8

The Council supports this initiative.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50030-9

The Council supports hard boundaries to maintain the identity of existing village settlements

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50030-10

The Council's preference would be for the re-establishment of the original boundaries, which historically were defined by natural boundaries, junctions or green corridors between the villages

Question 5: Growth Options

5a) Which option/s do you prefer?

50030-11

The Council's preference is for (4) New Settlements and (6) Corridor Growth

5b) What are the positive and negatives of the option/s?

50030-12

The Council believes that these options would focus on providing homes where there are adequate road/rail links and public transport, an infrastructure to support development, whether due to existing resources in the towns where there are major road or rail links, or the new infrastructure provided where new settlements are planned.

5c) Which option/s do you dislike and why?

50030-13

The Council dislikes Option 5: Small Site Focus The significant problems in small scale village growth are of great concern to the Council.
Infill housing is blurring village identities and with inadequate support services, schools, doctors surgeries, dentists, local shops etc this is creating a significant increase in the number of vehicles travelling though villages, with many of the roads being designed for horse drawn vehicles rather than heavy goods vehicles without the necessary upgrading of road services resulting in poor road services .
This additional traffic is often heavy vehicles and speeding vehicles both of with add corresponding added risk to all road users, as well as the detriment to the environment from the additional journeys.
Additional public transport links would reduce these pressures, however this needs to be affordable, particularly for families.

5d) Are there alternative options, not shown above, which should be considered?

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50030-14

The Council's preference is for Option 3.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50030-15

The Council believes that the Local Plan should promote health and well bring through specific policies.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50030-16

The Council believes that provision should be proportional to the size of the village or development and should not be located near to schools.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50030-17

The Council agrees that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities.

Question 8: Renewable Energy

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50030-18

The Council believes that the Local Plan should require developers to incorporate renewable energy generation, including the use of air source heat pumps and solar panels.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50030-19

The Council believes that the Local Plan should allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50030-20

The Council suggests that Coldham would be an ideal location for new development where there are already plans to add a solar farm to the existing wind farm

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50030-21

The Council believes that the Local Plan require developers to go beyond basic Building Regulation minimum standards and build homes and other buildings with greater energy efficiency.
In addition, the Council believes that the Building Regulations applied to developments should be those current at the time of building rather than at the time the Planning Permission is granted. The Council is aware of examples where a builder who develops shortly after the grant of permission is disadvantaged compared to a developer who waits till permission is due to expire as this allows them to build using outdated, lower specification, Building Regulations standards to the ultimate detriment of the purchaser and, importantly, the environment.

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50030-22

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50030-22

The Council believes that the Local Plan should ensure buildings are designed to minimise energy use, by taking into account layout, building orientation and landscaping.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50030-23

The Council believes that the Local Plan should require large scale proposals to increase the use a and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50030-24

The Council believes that the the Local Plan should require all large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings.

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50030-25

The Council believes that the Local Plan should require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50030-26

The Council does not believe that this would be viable as Fenland is a largely arable area and this would potentially reduce food production.

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50030-27

The Council believes that developers, as part of their contribution to open space provision, should be required to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils.
Any areas created should be protected and a long-term maintenance provided to ensure their viability in the long term.

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50030-28

The Council believes that for larger developments, particularly those in urban areas there should be provision for allotments and other growing areas such as community allotment gardens .

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50030-29

The Council believes that the Local Plan should make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car. The Council recommends that cycle and footways should be separate and not shared, especially in Urban areas where there is likely to be heavy usage of both.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50030-30

The Council does not support this.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50030-31

The Council believes that there is a need for different design policies or individual towns or villages to ensure development is in keeping with local needs and the local environment.

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50030-32

The Council believes that the provision of sufficient green open space, and access to the spaces provided is essential.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50030-33

The Council believes that a proportion of all properties built should be developed using national toolkits, such as Building for Life.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50030-34

The Council supports the inclusion of these standards in the Local Plan to improve living conditions for families, protect the environment and give people with access requirements the opportunity to return to or remain in their local area close to their support network of family and friends.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50030-35

The Council does not believe the introduction of the above standards would significantly affect the viability of housing schemes.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

in your local area?

50030-36

In the Elm Parish Council area there is a need for retirement type homes such as bungalows to allow older residents to remain within their village community. In addition, there is a shortage locally of starter homes suitable for first time buyers making it difficult for young people and families to remain living within the local community.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50030-37

The Council does not support the current affordable homes scheme, but would support such development if properties were limited to those with close family ties in the area.

15c) Should the plan encourage 'community-led' based housing schemes?

50030-38

The Council believes the plan should encourage 'community-led' based housing schemes providing allocation of the properties is limited to those with close family ties in the area.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50030-39

The Council believes that additional sites should only be considered when those currently provided, and underutilised, are full.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50030-40

The Elm community has a significant proportion of sites used by the Gypsy and Traveller community which impacts significantly on the local school provision.
Careful consideration should be given when allocating areas for new sites to ensure there is the correct infrastructure including provision for local for school places.

Question 17: Park Homes and Houseboats

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50030-41

The Council has no objections to these proposals.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50030-42

The Council believes that larger housing sites should be required to provide serviced plots for selfbuild and custom build.

18b) Should we allocate sites which are set aside only for self-build and custom build?

50030-43

The Council believes that sites should be set aside to provide only serviced plots for self-build and custom build

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50030-44

The Council believes that existing employment areas should be retained with a focus on providing adequate public transport, road and rail links, with some flexibility on change of use to other employment based services or manufacturing.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50030-45

Existing agricultural requirements should be met.

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50030-46

The Council believes that the main barriers to employment growth, which the Local Plan could help to address, are the need for an improved transport infrastructure, both road, rail and public transport.

19d) How should the Local Plan support the rural economy?

50030-47

The Council believes that to support the rural economy agricultural land should be protected and the road network/infrastructure servicing the rural economy improved.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50030-48

The Council believes that the Local Plan should strengthen the role of town centres to encourage people to shop and visit.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50030-49

The Council believes that a balance of uses should be encouraged.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50030-50

The Council would like to see full pedestrianisation of town centres.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50030-51

The Council believes that full use should be made of existing vacant shops before boundaries are extended.

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50030-52

A 500 sq m threshold would be supported by the Council.

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50030-53

The Council believes that it is essential that the Local Plan include a policy to protect the loss of existing community facilities.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50030-54

The Council believes that there should be provision for separate walkways and cycle routes as well as improved public transport links both in urban and rural areas reducing the use of private cars where possible.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50030-55

The Council believes that there should be set parking standards in the Local Plan.
A minimum of one parking space per bedroom plus one visitors space should apply in both rural and urban areas, this should not include garages which are frequently used for storage and are often, on new urban developments, too small to accommodate a family car. This will avoid cars being parked on roads, frequently obstructing sight lines on corners and junctions, a problem in both rural and urban areas. This suggestion is based on modern families with teenagers/young adults living at home with parents who frequently have their own vehicles. The spare visitor space could then accommodate all four cars in a three-bedroom home. The parking spaces could be green areas utilising grasscrete or similar products to minimise environmental impact.

50030 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Kate	First Name:	
Surname:	Waller	Surname:	
Organisation:	Elm Parish Council	Organisation:	

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50030-56

The Council recommends that there is provision for individual assessments to be made beyond the minimum requirements

23b) Should the Plan identify buildings of local importance?

50030-57

The Council believes that building of local importance should be identified and local communities made aware of the significance and importance of these buildings

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50030-58

Not within the Elm Parish Council area.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50030-59

The Council believes that the Local Plan should protect and enhance biodiversity and the natural environment by protecting existing hedgerows and where possible requiring professional advice to the taken before work is undertaken regarding standards of maintenance etc., by promoting and protecting green links between villages and maintaining green boundaries around and between built up areas

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50030-60

In Elm the Council's preference would be for amenity greenspace and childrens' play, however they recognise that the Local Plan needs to take into account an areas needs when considering local facilities as some areas may need sports fields, playing areas, allotments and natural green space.

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

25b) What do you think of the quality of open space in your area?

50030-61

The Council believes there is inadequate provision, especially given the additional development within and on the outskirts of the villages over recent years. This has been improved by the recent acquisition of the tow path by the Parish Council.

25c) Should the Plan identify other areas of open space to be protected?

50030-63

The Council believes that the Local Plan should identify other areas of open space to be protected.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50030-64

The Council believes that this should be determined by the scale and type of the development.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50030-65

No. The Council believes that each area has its own individual needs.

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50030-66

The Council believes that simple principles should be applied such as not building on flood plains, the provision of self-balanced flood management schemes for large developments and the provision/protection/maintenance of drainage ditches and dykes

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50030-67

The Council's priorities are improvements to rail, traffic and road management

Consultee

Title:
First Name: Kate
Surname: Waller
Organisation: Elm Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50030-68

- [ ] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [ ] **More genuinely affordable housing**
- [x] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [ ] **Attracting inward investment to Fenland and creating more jobs**
- [x] **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- [x] **Investment in walking and cycling infrastructure**
- [ ] **Good quality, accessible open space (parks, play areas, etc)**
- [x] **Genuine efforts to create areas for nature**
- [x] **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50030-69

Transport infrastructure Traffic Management Schemes where areas are adversely affected by fill in building and schemes in adjacent areas.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50030-70

The Council believes that the targets should be set based on the local infrastructure, for example if there are no school places are available, additional provision should be made to solve this problem before additional family homes which will increase local pressures are approved. Alternatively, development could be limited to retirement homes.

50030 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Kate	First Name:	
Surname:	Waller	Surname:	
Organisation:	Elm Parish Council	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50030-71

The Council believes housing targets should be based on existing infrastructure or the infrastructure improved before additional development is permitted.

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50050 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Lynda	First Name:	
Surname:	Warth	Surname:	
Organisation:	British Horse Society	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50050-1

No mention of the Rights of Way network or access to the countryside for ALL (pedestrians, cyclists and equestrians).

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Lynda
Surname: Warth
Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Lynda
Surname: Warth
Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50050-2

No mention of the Rights of Way network or access to the countryside for ALL (pedestrians, cyclists and equestrians). Yes – most definitely to both questions (7a and 7c) . The importance of a good bridleway network for the well being of women in Fenland (the vast majority of horse riders are women) and the opportunities afforded by the creation of restricted byways which have the added advantage of access for carriage drivers is essential. Fenland has a high equestrian population which impacts on the health of residents and the local economy.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50050-3

Yes – most definitely to both questions (7a and 7c). The importance of a good bridleway network for the well being of women in Fenland (the vast majority of horse riders are women) and the opportunities afforded by the creation of restricted byways which have the added advantage of access for carriage drivers is essential. Fenland has a high equestrian population which impacts on the health of residents and the local economy.

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum

Consultee

Title:
First Name: Lynda
Surname: Warth
Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50050-4

Use of low carbon material such as the recycled rubber tyres for rights of way paths suitable for all users (and is cheaper than tarmac) should be supported.

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

Consultee

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First Name: Lynda
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Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50050-5

Essential to establish the rights of way network on any development before the first spade is put in the ground. Building erected before the rights of way network is established restricts opportunities for links to other communities and the rights of way network.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

Consultee

Title:
First Name: Lynda
Surname: Warth
Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

Consultee

Title:
First Name: Lynda
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Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50050-6

The equestrian industry is the second largest rural employer and in Cambridgeshire, contributes £91,800 million to the rural economy every year. This is through diversification opportunities for landowners, jobs such as feed merchants and growers, farriers, vets, instructors, saddlers etc. In order for this industry to flourish, a good and comprehensive network of equestrian routes is essential. The Cambridgeshire Rights of Way Improvement Plan states that the network is fragmented and in need of improvement. Development creates the opportunity for enhancement of the network and this should be insisted upon.

19d) How should the Local Plan support the rural economy?

50050-7

The equestrian industry is the second largest rural employer and in Cambridgeshire, contributes £91,800 million to the rural economy every year. This is through diversification opportunities for landowners, jobs such as feed merchants and growers, farriers, vets, instructors, saddlers etc. In order for this industry to flourish, a good and comprehensive network of equestrian routes is essential. The Cambridgeshire Rights of Way Improvement Plan states that the network is fragmented and in need of improvement. Development creates the opportunity for enhancement of the network and this should be insisted upon.

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50050 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Lynda	First Name:	
Surname:	Warth	Surname:	
Organisation:	British Horse Society	Organisation:	

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50050-8

It has been made very clear in Parliament that the LCWIS (Local Walking and Cycling Infrastructure Strategy) although it has that name, also includes provision for equestrians. There should be NO shared cycle and pedestrian paths created but NMU (non motorised user paths to include equestrians). The reason for this is that the creation of pedestrian and cycle paths which put equestrians into the flow of traffic with fast moving cycle traffic on their inside and fast moving vehicular traffic on their outside is dangerous for ALL road users. No roadside verges should be used for the provision of cycle and pedestrian and paths for the same reason. Fenland Council should make good provision for safe off road paths for all non motorised users. According to Sustrans 48% of all journeys made on the National Cycle Network are for leisure. According to Cambridge Cycle Campaign only 20% of journeys by bicycle are for commuter purposes. The Active Travel Initiative should incorporate all non motorised users for journeys for all purposes.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Consultee

Title:
First Name: Lynda
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Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50050-9

But it will be the rights of way network that will be / should be used to access these green spaces and are therefore an integral part of this requirements. Again, there should be access on all these spaces for all users including equestrians.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50050-10

There are estimated to be 25,500 horses in Cambridgeshire excluding the racing industry. The Equestrian Industry is the second largest rural employer and generates £91.8 million per annum (excluding the racing industry) for the local economy including diversification opportunities for landowners, farriers, feed merchants and growers, vets, instructors, saddlers, tack shops etc. etc. Most horse riders hack their horses out and this requires safe, off road access. According to the BHS statistics, the East has one of the worst records for on road accidents involving horses and

Consultee

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Organisation: British Horse Society

Agent

Title:
First Name:
Surname:
Organisation:

their riders.
Fenland is a relatively cheap area in which to live with good access to grazing opportunities and as a result, the equestrian population is high. It is therefore essential that any Local Plans recognise and include equestrian access in the same breath as the need for safe access for pedestrians and cyclists. It is hugely disappointing to note that the Fenland Local Plan consultation contains no reference to equestrians nor any reference that I can find to the Rights of Way network. This needs to be rectified as this process goes forward.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐
- **Good quality, accessible open space (parks, play areas, etc)** ☐
- **Genuine efforts to create areas for nature** ☐
- **Protecting the character of towns, villages and the countryside** ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50050 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Lynda	First Name:	
Surname:	Warth	Surname:	
Organisation:	British Horse Society	Organisation:	

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50024 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Lawrence	First Name:	
Surname:	Weetman	Surname:	
Organisation:	Chatteris Past, Present & Future	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50024-1

As a Civic Society, we want to see a Fenland that is full of vibrant, interesting and enthusiastic individuals who want to live here. Rather than simply act as an overflow for commuters who have little interest in Chatteris, we'd like everyone to work together to build a town that people are engaged with and proud to call home. This includes fostering a sense of community and building a town with an enticing proposition of local shops, services and amenities where people can socialise, spend their free time and feel a sense of belonging. It also means we should provide meaningful employment opportunities that build upon both our local identity, and our proximity to a wealth of industry and expertise from places such as Cambridge.

We think that developments in the Fenland area should maintain a healthy balance between the provision of commercial facilities and amenities and the retention of open green space and natural green spaces. They should be sympathetic to the background of The Fens. We should try to retain the things that keep Fenland interesting: the rural nature of The Fens, the Historic aspects of our towns and the uniqueness of the geography of this area.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50024-2

We believe that 15 years is already a long time for a local plan to stand still. We feel that the selection of 2040 as an end date seems relatively arbitrary, without any reasoning given in the consultation document for the selection of three extra years. Since a lot can change in 15 years - and indeed has since the last plan was created in 2014 - we think that Fenland should consider opting for a shorter time period and reviewing the plan as early as possible to ensure that it is still fit for our changing society

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50024-3

We think that Fenland District Council shouldn't opt for a target greater than the minimum housing target.

We believe that the council could still choose to exceed its target, so setting a target that is higher than this would provide little extra value. Additionally, the consultation document reports that

Consultee

Title: Mr
First Name: Lawrence
Surname: Weetman
Organisation: Chatteris Past, Present & Future

Agent

Title:
First Name:
Surname:
Organisation:

Fenland has already failed to meet the targets set in the 2014 plan. Since the evidence shows that we're already struggling to meet the existing targets, trying to meet a higher target seems likely to fail.

We would also suggest that Fenland District Council considers pushing back against targets set nationally:

● The consultation document says that "Fenland has a high proportion of high-quality agricultural land; in accordance with national policy this must be protected." It occurs to us that a housing target set at the national level, with little local knowledge, is likely to result in a loss of some of this valuable farming land. ● We also suggest that Fenland District Council may wish to assess the number of suitable sites identified via the "Form B" identification process as part of this consultation when determining how viable any targets set are likely to be.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50024-4

We think that there could be some interesting opportunities for building employment opportunities in the following areas:

● Focusing on AgriTech, combining local expertise in agriculture with the nearby technological expertise of Cambridge. ● The encouragement of apprenticeships for traditional trades (such as traditional building techniques, metalwork, etc), in order to support the wealth of heritage buildings within Fenland. ● Co-working areas and spaces, which would allow commuters living in Fenland to spend some of their time working remotely within Fenland, helping them to engage with their local area some more.

Useful insights and sources:
AgriTech East: https://www.agritech-east.co.uk/ UK Department of Trade article on AgriTech: https://agfundernews.com/how-the-uk-is-becoming-a-global-leader-in-agritech.html

Heritage Apprenticeships via Historic England: https://historicengland.org.uk/services-skills/training-skills/work-based-training/heritage-apprenticeships/ The National Heritage Training Group: https://www.the-nhtg.org.uk/Harvard Business Review, "Why People Thrive in Co-Working Spaces": https://hbr.org/2015/05/why-people-thrive-in-coworking-spaces Forbes: "How Co-Working Spaces are Helping to Create a Sense of Community": https://www.forbes.com/sites/daniellebrooker/2019/07/24/how-co-working-spaces-are-helping-to-create-tru e-sense-of-community-and-why-we-need-it-right-now/#32cb304c5b53

Consultee

Title: Mr
First Name: Lawrence
Surname: Weetman
Organisation: Chatteris Past, Present & Future

Agent

Title:
First Name:
Surname:
Organisation:

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50024-5

Chatteris Past, Present & Future believes that a settlement hierarchy seems like a good way to try to categorise towns and villages according to their size and amenity, making it easier to compare, discuss, reason about and set policy for different types of area.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50024-6

We think that placing Chatteris and Whittlesey in the same category as Wisbech - and even March - seems to over-simplify the categories and fails to make a distinction between the amenities and growth opportunity in these areas.

Wisbech and March both have access to large supermarkets and more amenities. Both have chain restaurants, busier nightlifes and enhanced cultural/leisure activities. In particular, Wisbech has the multiplex cinema, a theatre, a nearby roller skating rink, and many more tourist spots than enjoyed by other Fenland towns.

Although March and Whittlesey don't have access to as many amenities, both of these towns enjoy access to both Peterborough and Cambridge (as well as further afield) via a regular rail service. Manea also has a growing but less-frequent service. Chatteris is the only Market Town with neither a railway station nor a wide array of amenities.

Chatteris is also the only one of the four towns without a public swimming pool.

Chatteris has a significantly smaller population than the other Market Towns, with the next largest town (Whittlesey) having a population around 1.5x the size of ours.

It would therefore be useful if further distinction could be made in the plan, as these factors greatly affect growth potential in each of the towns.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50024-7

We think that Chatteris should be considered separately from the other Market Towns for the reasons explained above - either via reclassification or through the creation of new classifications.

Question 4: Settlement Boundaries

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4a) Would you support the re-introduction of settlement boundaries?

50024-8

We think that settlement boundaries are a good idea.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50024-9

We think that settlement boundaries, once set, should be adhered to strictly.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50024-10

We think that the settlement boundaries should be set with some consideration of the character of the town and its origins.

We think that the boundaries should take into account the fact that Chatteris was once an island for a good reason! We think that settlement boundaries should take into account the altitude of land above sea level and the contours of the land.

We also think that buffer zones between the boundary and the bypass are important when setting boundaries, as these would help to maintain the character of the town and ensure a better quality of life for residents

Question 5: Growth Options

5a) Which option/s do you prefer?

50024-11

We prefer a combination of Option 1 and Option 3, in that we think proportional growth is a good idea if it takes into account other factors (rather than just a percentage of existing population) when deciding how many new dwellings a community can support.

These factors might include transport links/infrastructure, local amenities, useful/acceptable sites

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available for development, etc.

5b) What are the positive and negatives of the option/s?

50024-12

1 ● Any negative effects of growth are spread evenly across the district.
● Fails to take into account other factors, such as access to transport, local shops and amenities, available land, how much land is above sea level, etc.

2 ● Protects villages ● Fails to differentiate between Chatteris and the other market towns (as outlined in our answer to 3b). ● There may be insufficient infrastructure to support this growth.

3 ● More strategic. ● Can take in other factors. ● Insufficient detail on methodology to make a full assessment.

4 ● Where would a new settlement go? ● A new settlement would have a “New Town” feel to it, which we expect will not sit well with the rest of the character of The Fens and what makes this place special. ● A new settlement would need good transport links, ideally a railway station. ● A new settlement would require a range of new amenities, including provision of NHS GP services, shops, leisure facilities, etc. ● There are few undeveloped areas in The Fens that are not very close to sea level. ● Development of a new settlement in The Fens is likely to lead to loss of farmland, which the consultation document says should be protected.

5 ● Local infrastructure (such as water and sewage) is likely to be stretched by new, smaller developments. ● This could lead to increased transport congestion in towns. ● This could cause loss of amenity, for example where local facilities are closed or built upon. ● This could result in overcrowding.

6 ● Public transport along public transport corridors is inadequate. ● Roadways between Fenland towns are insufficient.

5c) Which option/s do you dislike and why?

50024-13

See the table above. We think that the last three options are unrealistic, but that the first three fail to take into account the differing growth potential between the different settlements.

5d) Are there alternative options, not shown above, which should be considered?

50024-14

As stated in (5a), the Civic Society believes that Option 1 - growing market towns - combined with

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some thoughtful analysis on the best way to strategically grow towns based upon their available infrastructure, amenities, development opportunities, etc, is very important.

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50024-15

We believe that Chatteris should have a bespoke policy regardless of its categorisation within the settlement hierarchy.

As the Civic Society for Chatteris we don't take a view on matters concerning the other villages, but we do believe that a blanket policy is unlikely to be able to accommodate the features that make each area special. We would therefore prefer bespoke policies for each settlement

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50024-16

We think that the new Local Plan should include policies that promote the outdoors, helping people to connect with the environment and improve their physical and mental health.

We think that this could be achieved by encouraging more access to green spaces and natural green spaces, better cycling infrastructure and the provision of specific parks and nature reserves that will allow people to explore the outdoors.

We also believe that the creation of a public park, such as that proposed at Wenny Meadow, could also allow for events to take place, such as Parkrun 5k runs, thus helping people to get fit and healthy in the outdoors.

Impact of proximity to Green Space on mental health:
https://warwick.ac.uk/newsandevents/pressreleases/green_space_is/

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7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50024-17

We believe this to be outside of the remit of Chatteris Past, Present & Future.

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50024-18

Yes. In particular, we would like to see more consideration of walking and cycling routes. We also think that developers should assess the mental health impacts of the environment and setting when proposing new developments.

Impact of proximity to Green Space on mental health:
https://warwick.ac.uk/newsandevents/pressreleases/green_space_is/

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50024-19

Yes. As a group, we feel this is something that is important. Part of our remit is to “Promote the conservation, protection and improvement of the environment”. We also strive to ‘Encourage high standards in the management and development of the built and natural environment in the Chatteris area”.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50024-20

We are generally supportive of windfarms, but we believe that allocating areas might be unhelpful. For example, the situation may change.

We think that the council should consider requests on case-by-case basis, with consultation at point of application.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

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Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50024-21

Yes, we think this is an important part of our remit to "'Encourage high standards in the management and development of the built and natural environment in the Chatteris area".

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50024-22

Yes, we think this is an important part of our remit to "'Encourage high standards in the management and development of the built and natural environment in the Chatteris area".

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50024-23

Yes, we think this is an important part of our remit to "'Encourage high standards in the management and development of the built and natural environment in the Chatteris area".

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50024-24

Yes, we think this is an important part of our remit to "'Encourage high standards in the management and development of the built and natural environment in the Chatteris area".

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50024-25

We think that this should be decided on a case-by-case basis.

Question 11: Minimise Carbon Losses from Wider Activities

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Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50024-26

Our remit says that we "Promote the conservation, protection and improvement of the environment". Therefore, we encourage any measures to protect the green environment.

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50024-27

Our remit says that we "Promote the conservation, protection and improvement of the environment". Therefore, we encourage any measures to protect the green environment.

Cambridgeshire is the least wooded council in the country. Research by Chatteris Past, Present & Future has discovered that half of all trees supposedly protected by TPOs no longer exist. We think that replacing these trees would be beneficial. Press coverage from our work on TPOs: https://www.cambstimes.co.uk/news/chatteris-trees-need-to-be-saved-says-a-newly-formed-society-1-431 9495

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50024-28

We think that allotments, community gardens or community orchards within new builds are a good idea, especially if placed at the heart of the community rather than some distance away. Somewhat "trendier" allotments or community gardens with useful facilities, such as toilets and indoor space (perhaps connected to a "potting shed" type of building or community centre) would help to make allotments more enticing, which could foster a far greater sense of community and give people a reason to engage with their local area and the people around them.

A report commissioned by the Federation of City Farms & Community Gardens found that "community farms and gardens have a positive impact on the local economy through local spending and employment opportunities" and contribute "to increasing the well-being of individuals and communities".

Community Gardens: https://www.rhs.org.uk/get-involved/community-gardening/resources/community-garden "The True Value of Community Gardens": https://www.farmgarden.org.uk/system/files/true_value_report.pdf "How to" guide for Community Orchards: https://www.gov.uk/government/publications/community-orchards-a-how-to-guide The Orchard Project: https://www.theorchardproject.org.uk/

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12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50024-29

Chatteris Past, Present & Future is in favour of better cycle and walking routes around our town. This could include improved infrastructure, better signage, more prominent promotion of routes, organised events for cycling and walking, etc.

We would also want to see new developments include adequate cycling and walking provision, including pleasant, creative, vehicle-free routes through developments which also help link the development to new and existing amenities, including schools and shops, and make cycling or walking a preferable choice to driving.

We believe that the plan should potentially go further, including exploring options for providing either inter-town/village cycling routes or a well-publicised, integrated cycling/public transport network that would allow people to complete a journey through a combination of cycling and public transport provision.

As well as contributing towards the sustainability and environmental remit of the plan, this would also have a hugely positive effect on health and wellbeing. 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. 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.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50024-30

The civic society believes that towns in The Fens have a unique set of characteristics in terms of layout, building design and character. This stems from the nature of The Fens' history prior to drainage, the architecture that was inspired by those who drained The Fens, and the fact that The Fens is a peaceful, green, open area of countryside.

As such, we believe that having strong guidelines around design would help the area to maintain this distinctive character.

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50024-31

There is a marked difference between towns such as Chatteris, which has experienced limited

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growth until now and retains strong historic appeal throughout, to areas such as Wisbech which have experienced more growth of newer, more industrialised areas.

As such, it might be appropriate to have different policies for different towns, and even different areas of each town. For example, new infill housing in the centre of an historic market town may require different standards of design to a brand new development on the outskirts of an already growing town.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50024-32

We think that areas of concern in Chatteris are a lack of accessible green spaces and natural green spaces for members of the public, an inadequate number and variety of trees, a lack of amenities (limited shopping options, a constrained GP surgery, no NHS dental provision, no public swimming pool, etc) and insufficient infrastructure (especially in terms of transport).

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50024-33

Our organisation's remit says that we "Encourage high standards in the management and development of the built and natural environment in the Chatteris area". We think that requiring developers to use one of these frameworks is a good idea to help achieve high quality developments.

Some of these toolkits have had input from Civic Societies nationally. In particular, Chatteris Past, Present & Future made a donation to "Civic Voice" - a national grouping of Civic Societies - to support their work in providing input to the "Building Better, Building Beautiful" framework.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50024-34

Our organisation's remit says that we "Encourage high standards in the management and

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development of the built and natural environment in the Chatteris area" and we would always champion high-quality developments, but we think it is suitable to decide these matters on a case-by-case basis.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50024-35

We believe that this falls outside of the scope of the remit of Chatteris Past, Present & Future.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50024-36

We believe that this falls outside of the scope of the remit of Chatteris Past, Present & Future.

15c) Should the plan encourage 'community-led' based housing schemes?

50024-37

We support the provision of affordable homes and agree that this is a priority, but we are concerned that such provisions may create loopholes for developers and would like to see the council be very wary of adopting such a policy and ensure that appropriate mitigations are in place if such a policy is adopted.

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50024-38

We believe that this falls outside of the scope of the remit of Chatteris Past, Present & Future.

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16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50024-39

We believe that this falls outside of the scope of the remit of Chatteris Past, Present & Future.

We recommend, however, that the council seeks the advice of groups such as The Inland Waterways Association when considering the matter of moorings.
Inland Waterways Association: https://www.waterways.org.uk/

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50024-40

We think that reliable transport infrastructure and suitable public transport provision are the

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greatest barriers at present.

Chatteris does not have a rail service. Bus services into/out of Chatteris are infrequent and begin late and finish early. This makes it tricky for people needing to commute for any non “9-til-5” jobs - and even these can be difficult.

Roadways around the town are often very busy during rush hour, with many of the roads prone to accidents, congestion and delay (in particular the A142 between Chatteris and Ely).

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50024-41

Yes. We believe that the town centres are the beating heart of the community. They foster a sense of community spirit and engagement, and really help people to feel as though they “live” in the town rather than just sleep here.

We think that the town centres should be managed according to a principle of bringing people together. This could include more open spaces, more places and facilities for people to relax and spend their free time and more spaces for people to work and collaborate together.

In particular, we think that the provision of co-working spaces would give people a reason to spend more time within our towns, allowing them to further engage with their local area and create new employment opportunities here - rather than simply moving to Fenland in order to commute elsewhere.

Harvard Business Review, “Why People Thrive in Co-Working Spaces”: https://hbr.org/2015/05/why-people-thrive-in-coworking-spaces Forbes: “How Co-Working Spaces are Helping to Create a Sense of Community”: https://www.forbes.com/sites/daniellebrooker/2019/07/24/how-co-working-spaces-are-helping-to-create-tru e-sense-of-community-and-why-we-need-it-right-now/#32cb304c5b53

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50024-42

Chatteris Past, Present & Future pragmatically supports any initiatives that would help people remain in Chatteris (rather than deciding to work, shop and relax elsewhere) as we think this bolsters the sense of community and helps to avoid Chatteris from simply becoming a commuter

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town.

We think that adding further leisure and recreation facilities in the town centre would assist with this aim.

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50024-43

Chatteris has a number of empty shops, so we do not see a need to expand the town's shopping area further. Additionally, as a general principle, we believe that a small, focused shopping area is more attractive to people and is more likely to lend itself to fostering a good sense of community.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50024-44

Yes. Chatteris Past, Present & Future is concerned about potential loss of amenities and community facilities. In particular, this year we almost suffered the loss of the only (non-public) Swimming Pool in the town. We think that the local plan should take steps to help protect such facilities.

One way that the council could seek to do this is to promote and publicise the so-far little-used Asset of Community Value process, which was successfully used in the context of Chatteris' Empress Pool. The council could further enhance the protection this scheme offers by committing (within the plan) to respecting the ACV status of facilities when considering planning decisions.

We would also like to see an enhanced level of public consultation whenever a community facility may be threatened by development.
Asset of Community Value scheme at Fenland: https://www.fenland.gov.uk/righttobid My Community website guidance on ACVs: https://mycommunity.org.uk/help-centre/resources/land-and-building-assets/assets-community-value-acv/

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Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50024-45

We believe that Chatteris, in particular, suffers from a vicious cycle of car dependency. Due to poor access to public transport, people in Chatteris (in particular, young people) are more likely to take up driving than they may be elsewhere. Furthermore, people deciding whether to move to Chatteris are unlikely to do so if they do not have access to a car. This results in lower usage of public transport services, resulting in a reduction in services and even further car dependency. The council's local plan should seek to break this cycle.

We believe that the plan should seek opportunities to create better, integrated transport links between Chatteris and Cambridge (via Ely), Chatteris and London/the North (via Huntingdon) and Chatteris and Peterborough (via March).

Chatteris Past, Present & Future is in favour of better cycle and walking routes around our town for leisure and recreational purposes, as well as an alternative to car use. This could include improved infrastructure, better signage, more prominent promotion of routes, organised events for cycling and walking, etc. We would also want to see new developments include adequate cycling and walking provision, including pleasant, creative, vehicle-free routes through developments which also help link the development to new and existing amenities, including schools and shops, and make cycling or walking a preferable choice to driving.

We believe that the plan should potentially go further, including exploring options for providing either inter-town/village cycling routes or a well-publicised, integrated cycling/public transport network that would allow people to complete a journey through a combination of cycling and public transport provision.

As well as contributing towards the sustainability and environmental remit of the plan, this would also have a hugely positive effect on health and wellbeing.

The Campaign for Better Transport on car dependency: https://bettertransport.org.uk/media/04-sep-2017-road-traffic-estimates

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50024-46

Given Fenland's level of car dependency, the lack of public transport and the rural nature of The Fens, we think that any development that does not contribute to significantly increasing/improving public transport and/or cycling provision should be required to provide significantly additional parking per dwelling.

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We do not think that the current requirements for parking spaces per dwelling are sufficient for the situation we find ourselves in here in The Fens, where many households (especially those with older teenage children) can find themselves with multiple cars relatively easily.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50024-47

Yes.

Chatteris' welcome sign says that it is an "Historic Fenland Town". Chatteris' historic nature is part of its identity, but it has sadly found itself on Historic England's Conservation Area Risk Register. We believe that the plan should place greater importance upon the Conservation Areas in Fenland, with a commitment towards stronger protections and more frequent appraisals of these important parts of our district.

We think that the plan should ensure that planning committees not only consider Listed Buildings and those identified as buildings of Local Importance, but also require developers and the council to take into consideration the historic nature of non-designated historic assets and the character and layout of the town. We are also extremely concerned about threats to Historic Open Spaces such as “Wenny Meadow”, which is actually an 18th/19th Century landscape park with medieval features. We would like to see these spaces preserved.

Work by Chatteris Past, Present & Future has also uncovered the worrying situation that around half of trees in Chatteris protected by TPOs no longer exist. Much greater care should be taken to protect these trees, which are covered by TPOs due to their age, their maturity and special setting that they provide to the town.

Sources & Useful info:

News article on Conservation Areas being placed on the “at risk” register: https://www.cambstimes.co.uk/news/our-heritage-at-risk-conservation-areas-of-chatteris-march-and-whittlese y-placed-on-risk-register-1-4282198 Historic England “at risk” register: https://historicengland.org.uk/images-books/publications/har-2018-registers/ee-har-register2018/

Non-designated heritage assets: https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated

Talk on Wenny Meadow (for Chatteris Past, Present & Future) by Dr Sarah Spooner of UEA: https://www.youtube.com/watch?v=O3lEGGzozuw Cambs Times article on talk: https://www.cambstimes.co.uk/news/bid-to-save-chatteris-beauty-spot-1-5751524 Fenland Citizen article on talk: https://www.fenlandcitizen.co.uk/news/campaigners-hope-historic-details-of-wenny-meadow-in-chatteris-canhelp-save-it-from-development-9047124/ Save Wenny Meadow campaign: http://savewennyroadmeadow.org/

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Chatteris Past, Present & Future tree project coverage: https://www.cambstimes.co.uk/news/chatteris-trees-need-to-be-saved-says-a-newly-formed-society-1-431949 5

23b) Should the Plan identify buildings of local importance?

50024-48

Yes. The Fenland Civic Societies have long hoped for a “local list” or a similar scheme to provide further protection for currently non-designated heritage assets. This could help to provide more guidance and certainty for the public, building owners and developers.

We believe that the scheme should be straightforward and allow submissions of buildings of interest at any time. Such a scheme could be modeled on FDC’s existing process for identifying, nominating and assessing applications for Asset of Community Value status. This system seems to be well-developed and would most likely need minimal changes in order to support the creation of a process for managing a local list.

Asset of Community Value scheme at Fenland, which could be a model for a local list scheme for buildings of local importance: https://www.fenland.gov.uk/righttobid

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50024-49

We would like to see additional protection for natural/open green spaces (such as the historic Wenny Meadow) and the important waterways around Fenland.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50024-50

We think that the local plan should encourage the retention of existing green spaces and natural green spaces - such as that at Wenny Meadow.

We would like to see enhanced protection of trees, in particular those with TPOs. Work by Chatteris Past, Present & Future found that half of trees in Chatteris supposedly covered by TPOs no longer exist. We would also like to see new protections for collections of trees in Chatteris, especially those currently covered by "group" TPOs which we have found to be vague and inadequate when it comes to trying to identify and protect them.

We would like to see Improved landscaping, green areas and tree provision in and around new developments, along with a programme of tree planting across the district. One way to help deliver

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this might be for the council to provide assistance to existing areas and projects, e.g, Little Acre Fen, when executing a programme of tree planting.

Chatteris Past, Present & Future tree project coverage: https://www.cambstimes.co.uk/news/chatteris-trees-need-to-be-saved-says-a-newly-formed-society-1-431949 5 Friends of Little Acre Fen: https://www.facebook.com/Friends-of-Little-Acre-Fen-Pocket-Park-538396040003460/ Save Wenny Meadow campaign: http://savewennyroadmeadow.org/

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50024-51

We think that new developments should be encouraged to focus on connecting communities with the outdoors in creative ways.

For example, rather than a standard play park, something more innovative like a wooded area with specially designed places to create and play (like a forest school) would provide the community with something new that can help bring the community together.

We would also like to see a mix of natural green space with things to entice people, similar to the area being landscaped at the Little Acre Fen pocket park (which contains fruit trees and bug hotels, among other things) and Wenny Meadow (which provides a more natural environment filled with interesting wildlife).

We would also like to see allotments, community gardens and community orchards built within communities (rather than some distance away), with good infrastructure (such as being connected to a small community centre) to make them seem more appealing, welcoming and more attractive.

25b) What do you think of the quality of open space in your area?

50024-52

Despite being surrounded by open countryside, Chatteris contains virtually no areas suitable for a particularly long, meaningful walk alongside nature.

Larger open spaces in Chatteris include: the “Old Railway Line”, which leads to the new “Little Acre Fen” pocket park; Furrowfields Park; and Wenny Recreation Ground

25c) Should the Plan identify other areas of open space to be protected?

50024-54

As we have mentioned in previous answers, we are concerned about the lack of sufficient outdoor

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space for people to explore and connect with nature, go for walks and find peace and tranquility. As such, we support the campaign to protect Wenny Meadow and are nominating it as a potential Green Space via Form C. ANGSt model: https://www.ordnancesurvey.co.uk/blog/2019/03/quantifying-britains-greenspaces-with-data-and-standards/

We want the council to use the "Accessible Natural Greenspace Standards" model (ANGSt) to determine if there is sufficient green space available to residents in Fenland and its settlements.

In addition, the areas surrounding Chatteris have some marvellous waterways and embankments that provide interesting walks, but these are quite linear and there are few places where waterways can be crossed in order to complete a more circular walk. Strategically placed footbridges across the waterways would greatly help with this.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50024-55

We do not have any specific opinions on this as a society, but would encourage the council to set high standards and seek to explore what standards other councils have - or are seeking to - set in this regard.

We want the council to use the "Accessible Natural Greenspace Standards" model (ANGSt) to determine if there is sufficient green space available to residents in Fenland and its settlements.

We also encourage the council to engage with organisations such as Natural Cambridgeshire and Natural England whilst considering these issues.
Natural Cambridgeshire: https://naturalcambridgeshire.org.uk/ Natural England: https://www.gov.uk/government/organisations/natural-england ANGSt model: https://www.ordnancesurvey.co.uk/blog/2019/03/quantifying-britains-greenspaces-with-data-and-standards/

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50024-56

As a society, we believe that trying to set common standards will fail to recognise the unique character and needs of Fenland. Therefore, we think that bespoke standards for Fenland (or even parts of Fenland) will always be preferable.

Despite this, we would argue that there is a lot to learn from other areas of Cambridgeshire and Peterborough and would encourage the council to set up forums and "communities of practice" for officers and councillors to share ideas, learnings and best practices across the different council

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areas. The best of these ideas and learnings could be incorporated into the plan, subsequent planning policy and subsequent processes on an ongoing basis without the need to try and standardise across the whole area in a blanket fashion.
Communities of Practice: https://www.organisationalmastery.com/communities-of-practice/
Emily Webber on Communities of Practice within organisations (also applicable between organisations such as councils): https://www.mindtheproduct.com/building-successful-communities-of-practice-by-emily-webber/

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50024-57

We think that the planting of trees and retention of green spaces, natural green spaces and well-managed arable farmland is likely to have a positive effect in this regard.

Trees and Flood Risk: https://www.woodlandtrust.org.uk/publications/2016/02/trees-and-flood-risk-position-statement/

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50024-58

We are particularly concerned that this plan wasn't well publicised.

The society also considers the whole process to have been rather daunting, and that FDC could have taken more innovative steps to try and gain public input. For example, by breaking out the most important segments (e.g, the parts around the growth strategy) and publicising this via social media, returnable postcards in letterboxes, etc, to obtain a wider range of views on the most important aspects of the consultation.

The fact that we, as a group of individuals who are especially interested in these matters, have found this process to be challenging suggests that it is likely that many members of the public will have been put off responding by a 26 page form containing many dozens of questions and sub-questions.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

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50024-59

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels	☐
More genuinely affordable housing	☐
New homes which are easily adaptable and accessible for the disabled or elderly	☐
New homes which have room sizes of at least a minimum set size	☐
Attracting inward investment to Fenland and creating more jobs	☐
New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☑
Good quality, accessible open space (parks, play areas, etc)	☑
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50024-60

We think that targets for new housing should take into account other factors (rather than just a percentage of existing population) when deciding how many new dwellings a community can support.

These factors might include transport links/infrastructure, local amenities, useful/acceptable sites available for development, etc.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50024-62

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formation of a plan would be particularly useful. Fenland District Council could perhaps provide support in terms of officer advice and time.
If a neighbourhood plan is to be developed, we think that there must be a genuine consultation from Chatteris Town Council to ensure that the community is suitably represented.

50001 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Alan	First Name:	
Surname:	Wheeldon	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50001-1

Traffic free zones and housing estates with plenty of green open spaces, with easy access to parks and nearby nature reserves. Town centres again pedestrianised with room for street cafes and restaurants. Housing developments that have plenty of room for cars. Green walkthroughs running between housing areas for dog walkers and cyclists. Industrial areas separate from residential areas with exit routes for lorries that do not go through town.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50001-2

Yes but there should be progress reports every 5 years to see if any progress is being made and if not why not so that they can be addressed.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50001-3

Yes as there is a need for more housing. The issue is that extra housing should not be built without consideration to its effects on the quality of life for those already living here or new folks moving into the area. With that in mind Developers must not be allowed to cram as many houses into a plot that they can without due consideration to the present infrastructure. In filling should be discouraged. Any new developments must make access and adequate parking a priority, each dwelling having room for at least two cars. Plus there should be suitable places for wheely bins that are not left scattered out the front of dwellings for everyone to see. This is particularly true if flats are to be included in any development. To reduce impact on current established towns new developments should be created as stand alone satellite mini towns and developments with their own facilities e.g. doctors/schools and shops so that present towns don't get overwhelmed by the increase in numbers.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50001-4

One area ignored regarding job creation is tourism. It is massively under resourced. Tourism in

Consultee

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Cambridge for example is responsible for 17% of all employment.

That aside the area in Wisbech that is best suited to industrial and employment is that to the south of New Drove and either side and south of Boleness road and New Bridge Lave right up to the A47. This would create a dedicated area away from residential areas and could have access directly onto the A47 and in reach of the A1101.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50001-5

Yes agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50001-6

No It's fine

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50001-7

No

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50001-8

Definitely. New developments should be stand alone satellite mini towns with their own facilities so as not to overburden the current established ones.

Consultee

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Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50001-9

A hard boundary otherwise you get urban sprawl where over time towns merge and the whole area just turns into a giant housing estate.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50001-10

As a rough guide 2 miles diameter for market towns, Growth villages and limited growth villages, limited growth villages 1 mile dia. And small villages 0.5 mile dia. The shape of each town/village would of course be determined by their current size/shape and where suitable land is for development but these sizes could be seen as a guide.

Question 5: Growth Options

5a) Which option/s do you prefer?

50001-11

Definitely Option 4 New settlements.

5b) What are the positive and negatives of the option/s?

50001-12

The Advantages of New settlements is that they can be constructed with little impact on disrupting current towns and villages. They will have a blank sheet and so will not be limited to try to merge with present infrastructure. New design factors can be incorporated immediately. Facilities can be incorporated to suit the size of each new development.

5c) Which option/s do you dislike and why?

Consultee		Agent	
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Organisation:		Organisation:	

50001-13

Option 1 and 2 and 3 puts a strain on already stretched infrastructure and is disruptive to those living in or nearby any developments.
Option 5 Causes problems by increasing the demand for support services over a large diffuse area, e.g bus services, emergency services, refuse collection.
Option 6 Results in urban sprawl with towns and villages losing their identity, noise and pollution increases for those living along major routes.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50001-14

Bespoke policies for all settlements in the settlement hierarchy.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50001-15

Absolutely. This can be incorporated into the design. Parks with facility to encourage kids to stay active (zip lines, swings, slides etc) and Nature reserves where people can walk. Lots of pedestrianised areas also to encourage people to walk. Cycle tracks so that cycling can be made safe and enjoyable away from traffic. Strips of green walkways between estates for dog walkers.

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50001-16

No

Consultee

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Organisation:

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50001-17

Yes definitely

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50001-18

Definitely otherwise there is no incentive for them to provide them.

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50001-19

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

50001-20

One opportunity that could be looked at would be to use the river Nene as a source of energy generation. It is a tidal river with strong currents in and out due to its narrow width. Bank mounted turbines fed by offcuts would provide an endless supply of electricity without encroaching on river traffic.

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50001-21

Yes especially with solar panels

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in

Consultee

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10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50001-22

Definitely. Energy conservation and supply will be an ongoing necessity especially with a growing population. This issue won't go away. It will become more important as we move into the future.

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50001-23

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50001-24

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50001-25

No

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50001-26

Yes

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50001-27

Yes definitely

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Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50001-28

No allotments need managing. To many it's a fad that turns into a chore and hard work, People don't have the time. We already have lots of abandoned unlet allotments that reflects this. People can grow things in their gardens if they feel like it.

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50001-29

Yes definitely as this has health benefits.

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50001-30

Yes definitely

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50001-31

No, but only if local geographical features are present that could influence them.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50001-32

Yes, the presence of main road routes through a town or village.

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50001-33

No

Consultee

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Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50001-34

Yes, garages are too small. People cannot get their cars in them. They should be made wider. Just one or two bricks wider would make difference.

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50001-35

No the extra space and materials required for this small adjustment would have minimal impact.

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50001-36

More small rental dwellings to prevent Homes of multiple occupancy.

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50001-37

No

15c) Should the plan encourage 'community-led' based housing schemes?

50001-38

Yes

Consultee

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Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50001-39

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50001-40

Out of town. Remote rural areas.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50001-41

More sites are needed for park homes. It offers a cheaper source of housing with no construction Costs. The local ones are full up.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50001-42

No

18b) Should we allocate sites which are set aside only for self-build and custom build?

50001-43

No

Consultee

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Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50001-44

Other uses should be allowed but wherever possible employment areas should be kept dedicated and removed from residential areas.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50001-45

Yes Transport using heavy goods vehicles is essential for many of the local industries. So routes in and out of towns should be separate and not pass through residential areas. Big lorries should have access to fast and immediate 'escape' routes.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50001-46

Yes if retail is in decline centres should be helped to reinvent themselves as centres for the community for socialising with an emphasis on entertainment cafes and restaurants.

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50001-47

Retail is in decline other activities such as those above should be encouraged.
Yes it has been sighted in several reports that Tourism is very under used in Wisbech as a source or revenue and employment in the town. (See CPIER report for example). Day trips by coach parties would be a good steady source of tourists which would boost the local economy and create more jobs. Wisbech does not have a dedicated area for coaches to park. This becomes apparent on

Consultee		Agent	
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Rosefair day when a car park is cordoned off causing disruption to car users. Coaches throughout the rest of the year aren't catered for. This discourages coach companies from using Wisbech as a tourist destination.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50001-48

Retail should be left to its own devices and let market forces play out.

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50001-49

No

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50001-50

No

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50001-51

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50001-52

Definitely a strong emphasis on walking and cycling.

Consultee

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Organisation:

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50001-53

Adequate offroad parking should be mandatory for all new developments with at least two parking places for each dwelling. This would keep roads free and allow easier access to emergency services.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50001-54

Yes definitely

23b) Should the Plan identify buildings of local importance?

50001-55

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50001-56

Parks e.g. Wisbech Park It is over 150 years old with many rare and original trees. When they are felled for various reasons they are not being replaced. A recent survey by the arboriculturalists Hoyden consultants estimated that with 40 years there will only be 29 trees left down from the present 219. This would be a great loss and goes against all current policies regarding the health benefits of open spaces and their contribution to helping control climate change.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50001-57

Trees should be planted at every opportunity. Any new roads should be made with large verges planted with trees. Each town should have a large park and should be in easy reach of a nature reserve. Linked walkways should be made that meander through housing developments for dogwalkers and cyclists to use to encourage a healthier lifestyle and facilitate wildlife.

Consultee

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Question 25: Open Space Standards

25a) What type of open space should new development provide?

50001-58

A green for kids to run around, play football and play on equipment. With small copses of trees for birds and insects. Linked green walkways should link and surround each estate for dog walkers and cyclists.

25b) What do you think of the quality of open space in your area?

50001-59

No enough as most of it I dedicated for horticultural use and as such is inaccessible. Also Wisbech does not have immediate access to a nature reserve and although we have the river there are no lakes or large ponds for wildlife or for people to enjoy. Also there are pockets of land that have been put to grass that needs mowing whereas if this was turned over to meadow plants this would provide food for bees as well as being self-sustaining and low maintenance.

25c) Should the Plan identify other areas of open space to be protected?

50001-61

Yes large swathes of the major routes do not have verges on which trees could be planted. This would help cut down on noise and absorb pollutants as well as provide a food source for insects and birds. Roundabouts are another largely ignored areas that could be used for nature with simple additions such as adding bug hotels and bee and butterfly boxes.

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50001-62

Yes as a rough guide one fifth should be open space for recreation.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50001-63

No concentrate on this area and lead by example but share best practice.

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Organisation:		Organisation:	

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50001-64

Plant more trees. Surround developments with dykes and drainage ditches. Don't allow developments on low lying riverside areas. Leave some areas as natural flood plains that serve to take excess water and double up as nature reserves.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

50001-65

The emphasis should be placed not on quantity but on quality. Quality of life. The question should be asked of each development. How is this going to improve the quality of life for the people living there.

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50001-66

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☑
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☑
- **Investment in walking and cycling infrastructure** ☑
- **Good quality, accessible open space (parks, play areas, etc)** ☑
- **Genuine efforts to create areas for nature** ☑
- **Protecting the character of towns, villages and the countryside** ☐

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28b) Please identify any other top priorities.

50001-67

We need to get the homeless off the streets.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

50001-68

One way to judge how much social housing or affordable housing is to see how many people are on the council house waiting list.

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50001-69

No

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50001-70

Yes make planning committees insist that all developers install the infrastructure first (roads and pavements) in a finished condition before building any houses. This would stop developers building the houses taking the money and running as has happened in Cromwell gardens and Harrys way in Wisbech.

50107 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Whitwell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50107-1

Fenland will grow and promote its market towns and villages. Growth in homes and jobs will be closely linked to each other with new infrastructure such as road and schools. Development will only be encouraged where the infrastructure, especially roads, can accommodate it.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50107-2

Happy with 2040.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50107-3

11550 is ok.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50107-4

Yes, should have settlement hierarchy.

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50107-5

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50107-6

No. However, the introduction of any new road (e.g. Whittlesey southern bypass) would open up new land for development. This should be encouraged.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50107-7

Yes.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50107-8

I think there should be a hard boundary. In this way both residents and developers would know exactly where they stand.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50107-9

Settlement boundaries should be determined in consultations with local residents, including Town & Parish councils.

Question 5: Growth Options

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

5a) Which option/s do you prefer?

50107-10

Options 1 & 6.

5b) What are the positive and negatives of the option/s?

50107-11

Ensure town & villages grow proportionately, whilst taking advantage of road/rail connections and corridors.

5c) Which option/s do you dislike and why?

50107-12

Option 4. Small site focus would not deliver the needed 11550.

5d) Are there alternative options, not shown above, which should be considered?

50107-13

No

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50107-14

Option 1. Bespoke policies for each market town only

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50107-15

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50107-16

No

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50107-17

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50107-18

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50107-19

Yes. Also for Solar farms.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50107-20

No

50107 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Whitwell	Surname:	
Organisation:		Organisation:	

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50107-21

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50107-22

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50107-23

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50107-24

Yes

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

50107-25

No

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

50107-26

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50107-27

No

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50107-28

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50107-29

No

13b) Do you think there is a need for different local design policies for each individual town and / or village?

50107-30

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50107-31

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50107-32

Yes

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50107-33

No

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50107-34

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50107-35

Bungalows and affordable housing

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50107-36

No

15c) Should the plan encourage 'community-led' based housing schemes?

50107-37

Yes

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Whitwell	Surname:	
Organisation:		Organisation:	

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50107-38

No

16b) What other suitable locations for Gypsy and Traveller pitches are there?

50107-39

Specific sites need to be allocated.

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

50107-40

Yes. Mandalay Park in Whittlesey is a good example.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50107-41

No

18b) Should we allocate sites which are set aside only for self-build and custom build?

50107-42

No

Question 19: Employment

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50107-43

Existing industrial areas should remain only industrial.

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50107-44

Agriculture connected industries should be in or close to countryside. Anaerobic Digestors and similar should be a minimum distance from any residents.

19c) Are there any barriers to employment growth which the Local Plan could help to address?

50107-45

Need to ensure that existing industrial areas had good access routes for HGV's etc. Current route in Whittlesey is not suitable and a new road to access the Industrial area is badly needed.

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50107-46

Yes

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

Town Centres are changing and other development should be allowed.

20c) Should the retail hierarchy be amended? What changes should be made and why?

50107-47

No

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

50107-48

No

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50107-49

No. If used by the community they will survive.

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50107-50

Should encourage walking and cycling, and ensure there are adequate footpaths and cycleways.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50107-51

Parking standards are needed. Specific types and size of development should require minimum off-road parking requirement.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50107-52

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

23b) Should the Plan identify buildings of local importance?

50107-53

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50107-54

No

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50107-55

policies are needed for trees etc.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50107-56

children play areas.

25b) What do you think of the quality of open space in your area?

50107-57

Good

25c) Should the Plan identify other areas of open space to be protected?

50107-59

Probably in some areas.

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50107-60

There should be a minimum area of play area dependant on development size.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50107-61

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50107-62

Prevent development to north of Whittlesey.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐
- **Attracting inward investment to Fenland and creating more jobs** ☐
- **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;** ☐
- **Investment in walking and cycling infrastructure** ☐

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50108 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Whitwell	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50108-1

Fenland will grow and promore its market towns and villages. Growth in homes and jobs will be closely linked to each other, with new infrastructure, particularly roads, schools, and doctors. Development will only be allowed where it is supported by adequate infrastructure especially roads.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50108-2

2040 is ok.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50108-3

11550 is a good target.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

50108-4

Existing industrial areas should be expanded ensuring road network to serve them is fit for purpose.

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50108-5

Should have one

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50108-6

Existing hierarchy is about right.

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50108-7

Introduction of new roads (i.e Whittlesey Southern Bypass) could open up more land for development than would otherwise be permitted.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50108-8

Yes, I think there should be settlement boundaries.

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50108-9

I support a hard boundary so that residents and potential developers know where they stand.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50108-10

Settlement boundaries should be determined by the local residents, including town/parish councils.

50108 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Whitwell	Surname:	
Organisation:		Organisation:	

Question 5: Growth Options

5a) Which option/s do you prefer?

50108-11

Option 1 - Proportionate settlement growth. However provision of any new roads could open up more land in that area than would otherwise not be allowed. Option 6 - Corridor Growth, ensuring development concentrates on where there is an adequate road system.

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

50108-12

Option 5 - Small site focus. Will make it difficult to achieve the 11550 target.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50108-13

Option 3. Bespoke policies for all settlements in the settlement hierarchy

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50108-14

Yes

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50108-15

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50108-16

Yes

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50108-17

Yes. Also Solar farms.

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50108-18

No

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

15c) Should the plan encourage 'community-led' based housing schemes?

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural

Consultee

Title: Mr
First Name: Ray
Surname: Whitwell
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

- **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels** ☐
- **More genuinely affordable housing** ☐
- **New homes which are easily adaptable and accessible for the disabled or elderly** ☐
- **New homes which have room sizes of at least a minimum set size** ☐

Consultee		Agent	
Title:	Mr	Title:	
First Name:	Ray	First Name:	
Surname:	Whitwell	Surname:	
Organisation:		Organisation:	

Attracting inward investment to Fenland and creating more jobs ☐

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre; ☐

Investment in walking and cycling infrastructure ☐

Good quality, accessible open space (parks, play areas, etc) ☐

Genuine efforts to create areas for nature ☐

Protecting the character of towns, villages and the countryside ☐

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50048 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	Pat	First Name:	
Surname:	Wilkinson	Surname:	
Organisation:	Newton-in-the-Isle Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

50048-1

Appropriate and sensitive development to ensure villages remain thriving local communities.

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

50048-2

Agree.

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50048-3

No

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50048-4

Agree

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

50048-5

Inflexible, should be a policy for individual villages.

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50048-6

Move Newton in the Isle up to Limited Growth village.

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

50048-7

Yes

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50048-8

Hard Boundary - see map of Newton in the Isle village submitted separately by email.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50048-9

Map of Newton in the Isle village submitted separately by email.

Question 5: Growth Options

5a) Which option/s do you prefer?

50048-10

Option 1 Proportionate settlement growth

Option 5 Small Site Focus

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

5b) What are the positive and negatives of the option/s?

50048-11

Positives

Natural Growth
Deliverable
Supporting and Retaining Infrastructure

5c) Which option/s do you dislike and why?

50048-12

Dislike Option 2 - Unbalanced
Dislike Option 3 – Damages other towns.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50048-13

Should include Option 3.

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

50048-14

Yes

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

50048-15

Yes

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50048-16

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50048-17

Encourage only

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

50048-18

Yes

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50048-19

Only encourage

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

to account layout, building orientation and landscaping?

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50048-20

Only Encourage

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

50048-21

Not applicable

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	Pat	First Name:	
Surname:	Wilkinson	Surname:	
Organisation:	Newton-in-the-Isle Parish Council	Organisation:	

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

13b) Do you think there is a need for different local design policies for each individual town and / or village?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50048-22

Retire Housing association
Part buy/Part Rent

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50048-23

Yes

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

15c) Should the plan encourage 'community-led' based housing schemes?

50048-24

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

18b) Should we allocate sites which are set aside only for self-build and custom build?

50048-25

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50048-26

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

Consultee

Title: Mrs
First Name: Pat
Surname: Wilkinson
Organisation: Newton-in-the-Isle Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50048-27

Private car priority.

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50048-28

Should apply to residential developments.

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

25b) What do you think of the quality of open space in your area?

Good

25c) Should the Plan identify other areas of open space to be protected?

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	Pat	First Name:	
Surname:	Wilkinson	Surname:	
Organisation:	Newton-in-the-Isle Parish Council	Organisation:	

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50048-29

- ☑ **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- ☑ **More genuinely affordable housing**
- ☑ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☑ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☑ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

50048 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	Pat	First Name:	
Surname:	Wilkinson	Surname:	
Organisation:	Newton-in-the-Isle Parish Council	Organisation:	

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50047 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Geoff	First Name:	
Surname:	Wilkinson	Surname:	
Organisation:	Wisbech St Mary Parish Council	Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

50047-1

The parish needs to grow and will need more homes.

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

50047-2

Yes

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

50047-3

Guyhirn and Murrow should go to Limited Growth Villages. The parish has good local amenities and reasonable roads; and there is a demand for housing in our parish.

Question 4: Settlement Boundaries

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

4a) Would you support the re-introduction of settlement boundaries?

50047-4

No

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

50047-5

Needs to be flexible.

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

50047-6

See maps

Question 5: Growth Options

5a) Which option/s do you prefer?

50047-7

Options 5 and 6

5b) What are the positive and negatives of the option/s?

50047-8

Development needs to be evenly distributed.

5c) Which option/s do you dislike and why?

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50047-9

1, 2, 3 and 4 - leaves the villages to stagnate and towns to become too large.

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

50047-10

Option 3

Question 7: Health and Wellbeing

7a) Do you think the new Local Plan should include specific policies about health and wellbeing?

7b) Do you think the Local Plan should include a policy to restrict the amount, or location of, hot food takeaways?

7c) Do you agree or disagree that developers of large schemes should submit a Health Impact Assessment to show how the new development will help achieve healthy and safe communities?

50047-11

Yes

Question 8: Renewable Energy

8a) Should the Local Plan require (rather than just encourage) developers to incorporate renewable energy generation?

50047-12

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

8b) Should the Local Plan allocate specific areas in Fenland where commercial windfarms would, in principle, be suitable?

8c) are there any opportunities to co-locate new development with existing or new renewable/low carbon energy supply systems?

Question 9: Energy Efficiency

9a) Should the Local Plan require developers to go beyond basic Building Regulation minimum standards, and build homes and other buildings with greater energy efficiency?

50047-13

Building reg standards

Question 10: Facilitating Low Carbon Future

10a) Should the Local Plan ensure buildings are designed to minimise energy use, by taking in to account layout, building orientation and landscaping?

50047-14

Yes

10b) Should the Local Plan encourage or require large scale proposals to increase the use and supply of low carbon energy and heat infrastructure to new homes and buildings

50047-15

Yes

10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

50047-16

Yes

10d) Should the Local Plan require new development to be entirely electric based (i.e. not connected to the gas network), thereby future proofing the development to how homes and businesses will be powered in the future?

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50047-17

No

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

11b) Require developers, as part of their contribution to open space provision, to create 'carbon sinks', such as through tree planting, creation of wet-grasslands or preservation/restoration of peat soils?

50047-18

Yes

Question 12: Other Proposals to Reduce Greenhouse Emissions

12a) Should the Local Plan require developers to provide allotments or other growing areas, which can help reduce damaging 'food miles'?

50047-19

No

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

50047-20

Yes

Question 13: Design and Amenity

13a) Do you think the new Plan should include a strategic design policy for the district?

50047-21

Yes

13b) Do you think there is a need for different local design policies for each individual town and / or village?

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50047-22

Yes

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50047-23

No

13d) Should the Local Plan require developers to use national toolkits, such as Building for Life?

50047-24

No

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

i) Internal Space standards of new homes
ii) Water efficiency of new homes
iii) Access standards to new homes

50047-25

Yes

14b) Do you have any evidence to suggest the introduction of the above standards would significantly affect viability of housing schemes?

50047-26

No

Question 15: Meeting Housing Need

15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

50047-27

Affordable homes and starter homes

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

15b) Do you think the Local Plan should have a rural exception site policy to help provide affordable homes in areas with a need?

50047-28

Yes

15c) Should the plan encourage 'community-led' based housing schemes?

50047-29

Yes

Question 16: Gypsy and Travellers

16a) The Local Plan must meet the needs of the Gypsy and Traveller community. Accordingly, should large scale housing sites be required to include an element of Gypsy and Traveller provision as part of the masterplanning of the site?

50047-30

Our parish has too many sites already compared to the rest of Fenland.

16b) What other suitable locations for Gypsy and Traveller pitches are there?

Question 17: Park Homes and Houseboats

17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

Question 18 - Plots for Custom and Self-Build

18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

50047-31

A percentage yes.

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

18b) Should we allocate sites which are set aside only for self-build and custom build?

50047-32

Yes

Question 19: Employment

19a) Should the Local Plan retain existing employment areas in employment use, or should other uses be allowed in these areas?

50047-33

Yes

19b) Do any employment sectors in Fenland have specific locational requirements which should be addressed through the Local Plan?

50047-34

Yes

19c) Are there any barriers to employment growth which the Local Plan could help to address?

19d) How should the Local Plan support the rural economy?

50047-35

Yes

Question 20: Retail and Other Town Centre Uses

20a) Do you agree that the Local Plan should strengthen the role of town centres to encourage people to shop and visit?

50047-36

Yes

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

20b) Should existing shops be protected or do you think other types of development such as leisure and recreation should be encouraged in the town centres?

50047-37

Yes

20c) Should the retail hierarchy be amended? What changes should be made and why?

20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

50047-38

No need to extend.

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

50047-39

Yes

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

50047-40

Yes

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

50047-41

More free parking.

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

Question 23: Historic Environment

23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

50047-42

Yes

23b) Should the Plan identify buildings of local importance?

50047-43

Yes

23c) Are there any areas that you think require additional protection that are not already identified as conservation areas?

50047-44

School playing fields.

Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

50047-45

More woodland and conservation areas.

Question 25: Open Space Standards

25a) What type of open space should new development provide?

50047-46

Green areas/ playing areas and dog walking areas.

25b) What do you think of the quality of open space in your area?

50047-47

Poor, in some of our parish.

25c) Should the Plan identify other areas of open space to be protected?

Consultee

Title:
First Name: Geoff
Surname: Wilkinson
Organisation: Wisbech St Mary Parish Council

Agent

Title:
First Name:
Surname:
Organisation:

50047-49

Yes

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

50047-50

Yes, with large developments of 10 or more houses.

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

50047-51

Yes

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

50047-52

Our drainage board is excellent.

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

50047-53

- [x] **New buildings which have high energy efficiency and/or renewable energy included, such as solar panels**
- [x] **More genuinely affordable housing**
- [ ] **New homes which are easily adaptable and accessible for the disabled or elderly**
- [ ] **New homes which have room sizes of at least a minimum set size**
- [ ] **Attracting inward investment to Fenland and creating more jobs**

Consultee		Agent	
Title:		Title:	
First Name:	Geoff	First Name:	
Surname:	Wilkinson	Surname:	
Organisation:	Wisbech St Mary Parish Council	Organisation:	

New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;	☑
Investment in walking and cycling infrastructure	☐
Good quality, accessible open space (parks, play areas, etc)	☐
Genuine efforts to create areas for nature	☑
Protecting the character of towns, villages and the countryside	☑

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

50047-53

Yes

29c) Is there anything else this Local Plan could do to help preparation of Neighbourhood Plans?

50005 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:		Title:	
First Name:	Pamela	First Name:	
Surname:	Wright	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

Consultee

Title:
First Name: Pamela
Surname: Wright
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

Consultee

Title:
First Name: Pamela
Surname: Wright
Organisation:

Agent

Title:
First Name:
Surname:
Organisation:

Question 7: Health and Wellbeing

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10c) Should the Local Plan require all new development to put in place vehicle electric charging points?

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15a) What size, types and tenure of homes do you think are needed, either across Fenland or in your local area?

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Question 17: Park Homes and Houseboats

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17a) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland.

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18a) Should we require larger housing sites to provide serviced plots for self-build and custom build?

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20d) Do you think the boundaries of any Town Centres, District Centres, Local Centres and Primary Shopping Areas need to be extended or reduced? If so, which and why?

20e) Should the new Local Plan set a threshold for when an Impact Assessment for out of centre retail is required, such as 500 sq m in the current Plan? If so what should the threshold

Questions 21: Community Infrastructure

21a) Do you think the Local Plan should include a policy to protect the loss of existing community facilities?

Questions 22: Transport

22a) Should the Local Plan place a strong emphasis on encouraging walking, cycling and public transport or does the rural nature of Fenland mean the private car will always need to be accommodated as a priority?

22b) Do you think the new Local Plan should set parking standards? If so please provide further comments to explain what standards you think are needed and where they should

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23a) Should the Local Plan go beyond the minimum requirements for protecting the historic environment?

23b) Should the Plan identify buildings of local importance?

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Question 24: Natural Environment

24a) How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

Question 25: Open Space Standards

25a) What type of open space should new development provide?

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25b) What do you think of the quality of open space in your area?

Chatteris needs more open space NOT less. The field is close to Cromwell School where there are over 1,000 pupils.

I suggest clear a grass plot with goal posts for the teenagers. The skate park in the rec has proved very popular
Chatteris suffers from a lack walks. March, Ely and Huntingdon have lovely river walks maybe a tarmac path could be laid in a circle round the field for dog walkers
Our family dog goes twice a day to the rec and my daughter walks 'truffles' round the field

Everyone needs green space, trees and flowerers for mental health and well being

25c) Should the Plan identify other areas of open space to be protected?

25d) Do you have any specific standards that should be applied to all development schemes (such as a certain area of land for open space per certain development size)?

25e) Should we work with neighbouring authorities with the aim of establishing common standards across Cambridgeshire and Peterborough?

Question 26: Flood and Water Management

26a) Do you have any views on how new development could reduce flood risk?

Question 27: Any Other Comments

27a) Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

Question 28: Your Priorities

28a) What, overall, are your priorities? Please select up to five from the following list:

New buildings which have high energy efficiency and/or renewable energy included, such as solar panels ☐

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- ☐ **More genuinely affordable housing**
- ☐ **New homes which are easily adaptable and accessible for the disabled or elderly**
- ☐ **New homes which have room sizes of at least a minimum set size**
- ☐ **Attracting inward investment to Fenland and creating more jobs**
- ☐ **New community facilities as part of a new housing area, such as community hall, corner shop, small health centre;**
- ☐ **Investment in walking and cycling infrastructure**
- ☐ **Good quality, accessible open space (parks, play areas, etc)**
- ☐ **Genuine efforts to create areas for nature**
- ☐ **Protecting the character of towns, villages and the countryside**

28b) Please identify any other top priorities.

Question 29: Neighbourhood Planning

29a) The new Fenland Local Plan must set a housing target for all Parish and Town Councils which are designated as a Neighbourhood Area. Do you have any views on what those targets should be, or how we should calculate it?

29b) Should we set a housing target for all parish areas, so that a Parish or Town Council has clarity as to what level of homes are needed in their area should they wish to prepare a Neighbourhood Plan?

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50105 Fenland Local Plan: Issues and Options Key Issues Report

Consultee		Agent	
Title:	Mrs	Title:	
First Name:	Pamela	First Name:	
Surname:	Young	Surname:	
Organisation:		Organisation:	

Question 1: The Vision

1) What is your vision for Fenland - what should Fenland be like in the future?

Question 2: Housing Need

2a) This new Plan must have an end date of at least 2037. We think 2040 is about right. What do you think, and why?

2b) Government policy says our minimum housing target should be 11,550 new homes, to 2040. To attempt to go lower would highly likely breach national policy, but we could go higher. Should we? If so, why?

2c) We will undertake research to determine what appropriate job growth and employment land targets should be, and consult with you at the next stage on these findings. In the meantime, do you have any views on what sort of jobs we should try to facilitate, and what locations would be suitable for new employment land?

Question 3 - Settlement Hierachy

3a) Do you agree or disagree that we should have a settlement hierarchy policy?

3b) What are your views on the existing settlement hierarchy? Should there be different categories?

3c) Should any villages be moved up or down the hierarchy? If so, which ones and why?

Question 4: Settlement Boundaries

4a) Would you support the re-introduction of settlement boundaries?

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4b) If the Plan includes settlement boundaries, should the supporting policy result in:

i) a hard boundary with strict policies that limit development outside of the boundary?

or

ii) a flexible policy that could allow development which adjoins the settlement boundary, provided a number of sustainability criteria are met?

4c) If the Plan is to include settlement boundaries, how should we go about determining where they go? You may even want to send us a map of where you think the boundary should go, for any settlement you have an interest in.

Question 5: Growth Options

5a) Which option/s do you prefer?

5b) What are the positive and negatives of the option/s?

5c) Which option/s do you dislike and why?

5d) Are there alternative options, not shown above, which should be considered?

Question 6: Settlement Policies

6a) Should the Plan include:

Option 1. Bespoke policies for each market town only?;

Option 2. Bespoke policies for each market town and other higher-order settlements, such as large villages; or

Option 3. Bespoke policies for all settlements in the settlement hierarchy?

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50105-1

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50105-2

yes

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50105-3

let the people decide for themselves