



Fenland Monitoring Report 2024 - 2025

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Introduction

The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.

This monitoring report covers the period between 1 April 2024 and 31 March 2025. The current Fenland Local Plan was adopted on 8th May 2014. This superseded the previously adopted Fenland District-wide Local Plan 1993.

The source of the information used in this report is Fenland District Council or from the Cambridgeshire County Council Policy and Insight Team unless otherwise stated.

Period Covered

This AMR covers the period 1 April 2024 to 31 March 2025, and hereafter is referred to as the monitoring period.

Key findings of the 2024-2025 Monitoring Report

The following summarises the key findings of this AMR:

- On 15 December 2025, Fenland District Council's Full Council agreed to withdraw the previous emerging Local Plan. This followed changes to national planning rules. Notification to commence a new Local Plan under new government regulations was published on the 13 January 2026. A new Local Plan timetable was also published on 13 January 2026.
- There were 664 net dwelling completions which was an increase from the previous year (525) and the second highest number of housing completions in Fenland since 2008.
- There were 137 affordable housing completions (gross), which is the highest number of affordable housing completions since 2015.
- Average density of new housing development is approximately 34.52 dwellings per hectare.
- There was around 25,698sq.m of additional business floor space created in the district in 2024/25.
- There was an increase of 2,536sq.m of "town centre uses" built in the district in 2024/25.
- The percentage of nature sites deemed to be in positive conservation management very slightly improved over last year's monitoring period which was at the same lowest level last recorded in 2008.
- 0.25 megawatts of additional renewable energy were provided in 2024/25, with 0.22megawatts of this from photovoltaic.

Detailed Portrait of Fenland

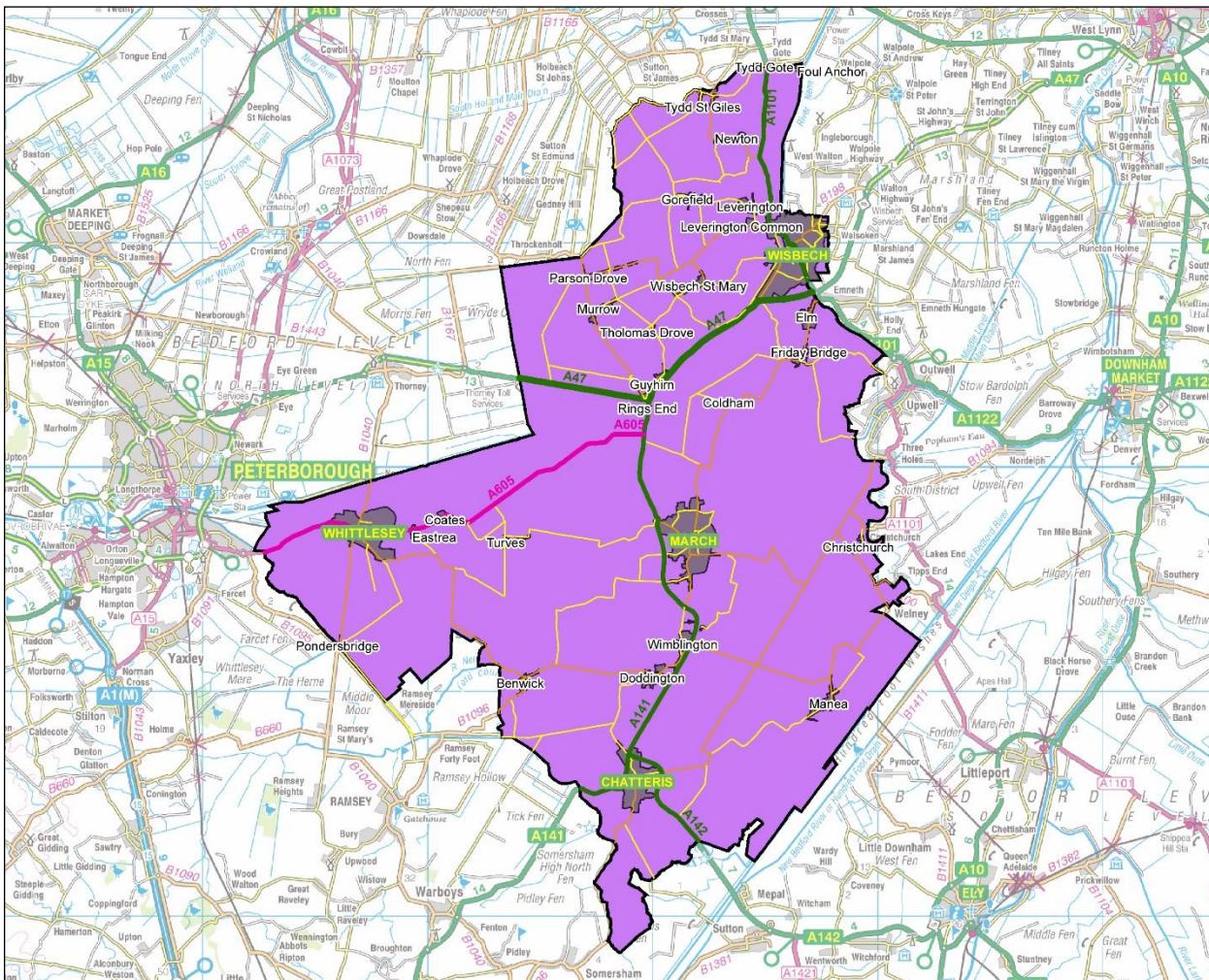
Detailed information on topics such as Population, Households, Economy, Health and Education can be found on the Cambridgeshire Insight¹ website produced by the Cambridgeshire County Council Research and Performance Team on behalf of Fenland District Council and other Cambridgeshire districts. The Research and Performance Team report is updated regularly and should be read alongside this AMR.

Location

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

¹ <https://cambridgeshireinsight.org.uk/>

Figure 1 – The District of Fenland



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

Population

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

Table 1 – Cambridgeshire and Districts Usual Resident Population 2011 – 2021

| Local Authority Area | Census 2011 | Census 2021 | Percentage increase |
|----------------------|-------------|-------------|---------------------|
| Cambridge City | 123,900 | 145,700 | 17.6% |
| East Cambridgeshire | 83,800 | 87,700 | 4.7% |
| Fenland | 95,300 | 102,500 | 7.6% |
| Huntingdonshire | 169,500 | 180,800 | 6.7% |
| South Cambridgeshire | 148,800 | 162,000 | 8.9% |
| Cambridgeshire | 621,300 | 678,700 | 9.2% |

Source: Census 2011, 2021

75% of Fenland's population live within the four market towns of Wisbech, March, Chatteris and Whittlesey. Fenland's largest parish is Wisbech, with a population of around 24,797; March is 22,963; Whittlesey is 17,659 and Chatteris is 11,029. This data is from the 2021 Census PP002 - Sex.

The following link provides details on population estimates in Fenland and Cambridgeshire:

[Cambridgeshire & Peterborough Insight – Population – Census 2021 – First Results \(cambridgeshireinsight.org.uk\)](https://cambridgeshireinsight.org.uk)

Authorities' Monitoring Report and the Local Planning Regulations 2012

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

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

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

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

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

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

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

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

On 15 December 2025, Fenland District Council's Full Council agreed to withdraw the previous emerging Local Plan. This followed changes to national planning rules and gives Fenland the chance to take a fresh approach to plan making. Notification to commence a new Local Plan was published on the 13 January 2026. A new Local Plan timetable was also published on 13 January 2026.

Fenland District Council expects to formally begin preparing its new Local Plan, known as 'Fenland 50', under the new plan-making system in May 2026, marking the start of the 30-month plan preparation process, otherwise known as Gateway 1.

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

- Fenland Local Plan DPD

The existing Fenland Local Plan was adopted on 8th May 2014. This replaced the Fenland District-Wide Local Plan 1993.

To meet Regulation 34(1) (b) (i) and (ii), the LDS sets out the following timetable for the new Local Plan DPD production:

| | Gateway 1 | Initial Proposals Consultation | Gateway 2 | Publication Draft Consultation | Gateway 3 | Submission & Examination | Adoption |
|------------------|-----------|--------------------------------|--------------|--------------------------------|-----------|--------------------------|------------|
| Key Dates | May 2026 | November 2026 | January 2027 | May 2027 | July 2027 | September 2027 | March 2028 |
| Actual | Tbc | Tbc | Tbc | Tbc | Tbc | Tbc | Tbc |

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

Regulation 34(2) Non-Implementation of a Policy

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

- (a) identify that policy; and**
- (b) include a statement of —**
 - (i) the reasons why the local planning authority are not implementing the policy; and**
 - (ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.**

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

Regulation 34(3) – Net additional dwellings

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

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

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

In relation to Regulation 34(3)(a) it is confirmed that 664 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 137 gross affordable homes were completed. Despite the terminology used in the regulations about 'net' affordable dwellings, it is not possible to monitor net affordable dwellings completed, as it is not possible to monitor affordable dwelling losses and indirect gains easily. For example, a dwelling may be 'affordable' one year, but then be converted to a non-affordable dwelling, something which the local planning authority does not monitor. Likewise, a non-affordable dwelling may be converted to an affordable dwelling by a Registered Social Landlord (RSL), without the local planning authority being involved in such a process.

In relation to Regulation 34(3)(b) it is confirmed that 6,078 net dwellings have been completed during the plan period to date i.e. from April 1st 2011 to 31st March 2025. During this period 947 gross affordable dwellings were completed.

For information purposes, Tables 2 and 3 below provide information about dwellings completions in Fenland since 1st April 2002 to 31st March 2025. Table 2 provides details of net completions and Table 3 gross completions.

Table 2 - Fenland net completion totals

| | Completions | Cumulative |
|----------------|--------------------|-------------------|
| 2002-03 | 697 | 697 |
| 2003-04 | 733 | 1,430 |
| 2004-05 | 635 | 2,065 |
| 2005-06 | 781 | 2,846 |
| 2006-07 | 762 | 3,608 |
| 2007-08 | 921 | 4,529 |
| 2008-09 | 308 | 4,837 |
| 2009-10 | 235 | 5,072 |
| 2010-11 | 294 | 5,366 |
| 2011-12 | 210 | 5,576 |
| 2012-13 | 321 | 5,897 |
| 2013-14 | 330 | 6,227 |
| 2014-15 | 552 | 6,779 |
| 2015-16 | 295 | 7,074 |
| 2016-17 | 435 | 7,509 |
| 2017-18 | 449 | 7,958 |
| 2018-19 | 400 | 8,358 |
| 2019-20 | 522 | 8,880 |
| 2020-21 | 366 | 9,246 |
| 2021-22 | 414 | 9,660 |
| 2022-23 | 595 | 10,255 |
| 2023-24 | 525 | 10,780 |
| 2024-25 | 664 | 11,444 |

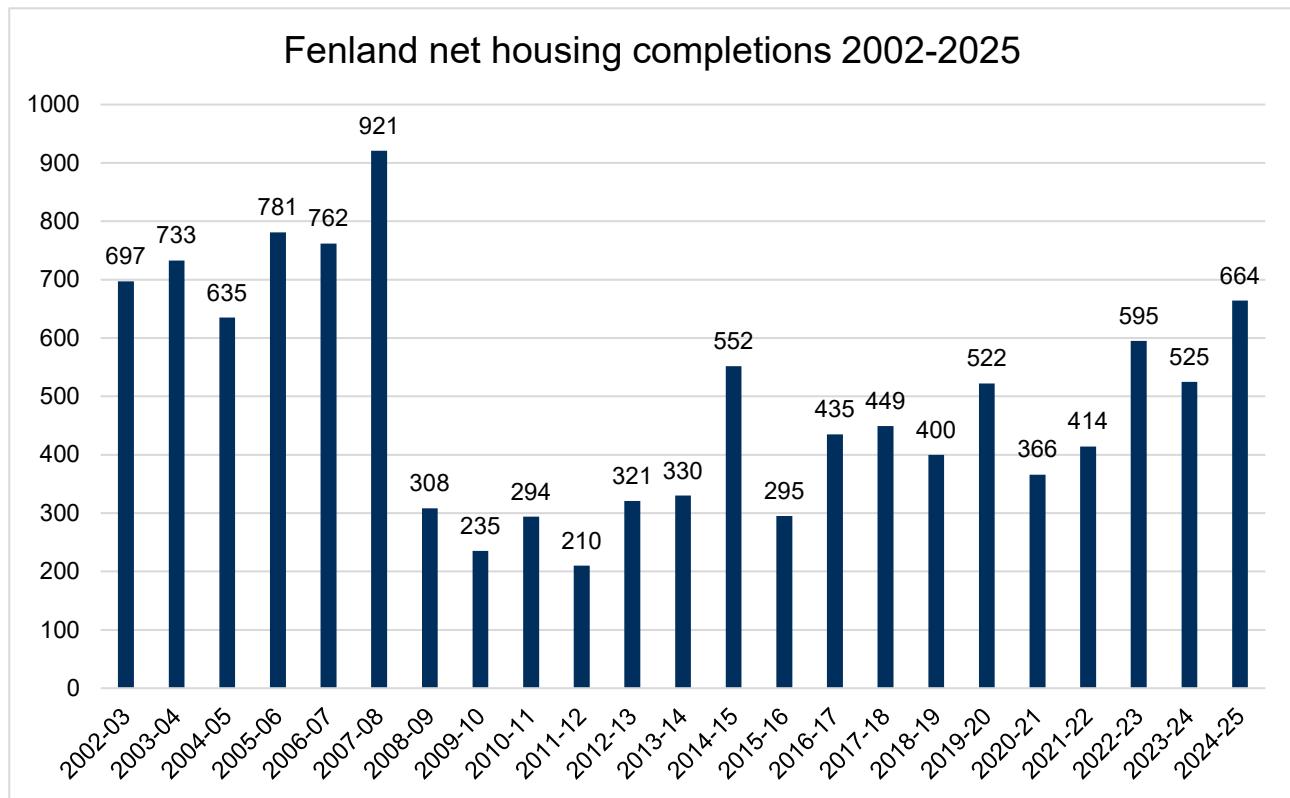
The total gross completions (i.e. no allowance for demolitions or replacement dwellings are made) were as follows:

Table 3 - Fenland gross completion totals

| | Completions | Cumulative |
|----------------|--------------------|-------------------|
| 2002-03 | 731 | 731 |
| 2003-04 | 768 | 1,499 |
| 2004-05 | 659 | 2,158 |
| 2005-06 | 810 | 2,968 |
| 2006-07 | 794 | 3,762 |
| 2007-08 | 962 | 4,724 |
| 2008-09 | 352 | 5,076 |
| 2009-10 | 266 | 5,342 |
| 2010-11 | 324 | 5,666 |
| 2011-12 | 242 | 5,908 |
| 2012-13 | 361 | 6,269 |
| 2013-14 | 420 | 6,689 |
| 2014-15 | 586 | 7,275 |
| 2015-16 | 353 | 7,628 |
| 2016-17 | 463 | 8,091 |
| 2017-18 | 471 | 8,562 |
| 2018-19 | 420 | 8,982 |
| 2019-20 | 548 | 9,530 |
| 2020-21 | 385 | 9,915 |
| 2021-22 | 432 | 10,347 |
| 2022-23 | 619 | 10,966 |
| 2023-24 | 550 | 11,516 |
| 2024-25 | 683 | 12,199 |

During the period 2001-2008 Fenland consistently delivered a high level of net housing. The downturn in the national economy in 2008 did see a significant decline in building rates with a low point in 2011/12 (210 completions) but with higher peaks at or close to the annual target of 550 per annum in 2014/15 and 2019/20. However, the 2024/25 completions were the highest since 2007-08 at 664 completions. Figure 2 (below) helps illustrate the 'peaks and troughs' of the past 23 years:

Figure 2 – Net Completions in Fenland 2002 to 2025



The cumulative total and annual average completions since 2002 is set out in Table 4 below. It shows that the annual average peaked at 755 during 2007/2008 but has since fallen and is currently at 498 per annum.

Table 4 – Cumulative total and annual average

| | Total | Cumulative Total | Annual Average |
|-----------|--------------|-------------------------|-----------------------|
| 2002 - 03 | 697 | 697 | 697 |
| 2003 - 04 | 733 | 1,430 | 715 |
| 2004 - 05 | 635 | 2,065 | 688 |
| 2005 - 06 | 781 | 2,846 | 712 |
| 2006 - 07 | 762 | 3,608 | 722 |
| 2007 - 08 | 921 | 4,529 | 755 |
| 2008 - 09 | 308 | 4,837 | 691 |
| 2009 - 10 | 235 | 5,072 | 634 |
| 2010 - 11 | 294 | 5,366 | 596 |
| 2011 - 12 | 210 | 5,576 | 558 |
| 2012 - 13 | 321 | 5,897 | 536 |
| 2013 - 14 | 330 | 6,227 | 519 |
| 2014 - 15 | 552 | 6,779 | 521 |
| 2015 - 16 | 295 | 7,074 | 505 |
| 2016 - 17 | 435 | 7,509 | 501 |
| 2017 - 18 | 449 | 7,958 | 497 |
| 2018 - 19 | 400 | 8,358 | 492 |
| 2019 - 20 | 522 | 8,880 | 493 |

| | | | |
|-----------|-----|--------|-----|
| 2020 - 21 | 366 | 9,246 | 487 |
| 2021 - 22 | 414 | 9,660 | 483 |
| 2022 - 23 | 595 | 10,255 | 488 |
| 2023-24 | 525 | 10,780 | 490 |
| 2024-25 | 664 | 11,444 | 498 |

Table 5 below demonstrates that 362 net dwellings, or around 55% of total completions in 2024/25, came forward in the four market towns. Over the last fourteen years, 53% of development has been in these four main towns.

Table 5 – Net Dwelling Completions by Settlement

| Settlement | 2024-2025 | 2011-2025 | Settlement | 2024-2025 | 2011-2025 |
|---------------------|-----------|-----------|-------------------------------|------------|-------------|
| Benwick | 0 | 17 | Manea | 0 | 112 |
| Chatteris | 74 | 540 | March | 82 | 606 |
| Christchurch | 5 | 24 | Murrow | 0 | 48 |
| Church End | 2 | 20 | Newton | 0 | 26 |
| Coates | 0 | 16 | Parson Drove | 0 | 17 |
| Coldham | 0 | 2 | Pondersbridge | 0 | 2 |
| Doddington | 2 | 23 | Tholomas Drove | 1 | 6 |
| Eastrea | 0 | 22 | Turves | 0 | 18 |
| Elm | 1 | 27 | Tydd St Giles | 0 | 15 |
| Elm / Friday Bridge | 2 | 3 | Whittlesey | 186 | 1104 |
| Foul Anchor | 0 | 2 | Wimblington | 0 | 9 |
| Friday Bridge | 0 | 19 | Wisbech | 20 | 968 |
| Gorefield | 0 | 21 | Wisbech St Mary | 0 | 35 |
| Guyhirn | 0 | 30 | Outside Development Boundary* | 289 | 2324 |
| Leverington | 0 | 22 | Total Fenland | 664 | 6078 |

*Outside Development Boundary – the adopted Fenland Local Plan 2014 no longer includes development area boundaries. Rather criteria-based policies (in particular LP3 and LP12) are used to assess planning applications and supports (subject to all relevant matters) proposals in or adjacent to the built form of the settlement. A substantial number of the completed dwellings in this category would be in or adjacent to a settlement.

Gypsy and Traveller Pitches

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

Table 6 details the net total number of pitches that have been completed in each monitoring period since 2002. For a pitch to be considered completed it must be available for use. For the 2024/25 monitoring period there were 5 net additional pitches or plots in the district. This only includes sites which came forward via permanent planning permissions, it does not include temporary, transient, or informal sites.

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

| Year | Additional Pitches for Gypsies and Travellers (Net) |
|--------------|---|
| 2002-03 | 0 |
| 2003-04 | 0 |
| 2004-05 | 0 |
| 2005-06 | 0 |
| 2006-07 | 0 |
| 2007-08 | 3 |
| 2008-09 | 0 |
| 2009-10 | 2 |
| 2010-11 | 11 |
| 2011-12 | 2 |
| 2012-13 | 0 |
| 2013-14 | 0 |
| 2014-15 | 10 |
| 2015-16 | 3 |
| 2016-17 | 0 |
| 2017-18 | 0 |
| 2018-19 | 0 |
| 2019-20 | 7 |
| 2020-21 | 10 |
| 2021-22 | 7 |
| 2022-23 | 10 |
| 2023-24 | 9 |
| 2024-25 | 5 |
| Total | 79 |

Affordable Housing Completions (Gross)

Affordable housing is monitored as gross completions (see earlier commentary). Between 1 April 2024 and 31 March 2025 there were 137 affordable dwelling completions which represent approximately 21% of gross dwelling completions in the monitoring period.

Table 7 sets out completions over the past 23 years.

Table 7 – Affordable Housing Completions (Gross)

| Year | Completions (Gross) | Affordable (Gross) | Affordable (%) |
|---------|------------------------|-----------------------|-------------------|
| 2002-03 | 731 | 35 | 4.8% |
| 2003-04 | 768 | 82 | 10.7% |
| 2004-05 | 659 | 77 | 11.7% |
| 2005-06 | 810 | 75 | 9.3% |
| 2006-07 | 794 | 94 | 11.8% |
| 2007-08 | 962 | 104 | 10.8% |
| 2008-09 | 352 | 74 | 21.0% |
| 2009-10 | 266 | 54 | 20.3% |
| 2010-11 | 324 | 65 | 20.1% |
| 2011-12 | 242 | 7 | 2.9% |
| 2012-13 | 361 | 50 | 13.9% |
| 2013-14 | 420 | 54 | 12.9% |
| 2014-15 | 586 | 165 | 28.2% |
| 2015-16 | 353 | 74 | 21.0% |
| 2016-17 | 463 | 15 | 3.2% |
| 2017-18 | 471 | 29 | 6.2% |
| 2018-19 | 420 | 29 | 6.9% |
| 2019-20 | 548 | 55 | 10.0% |
| 2020-21 | 385 | 99 | 25.7% |
| 2021-22 | 432 | 62 | 14.4% |
| 2022-23 | 619 | 35 | 5.6% |
| 2023-24 | 550 | 136 | 24.7% |
| 2024-25 | 683 | 137 | 21% |

Housing Densities

Table 8 below shows the average density of dwellings for the period 1st April 2002 to 31st March 2025 for sites with 9 or more dwellings. The average density of development peaked in 2009-10. It then reduced considerably to 21 dwellings per hectare (dph) in 2011-12. This could have been due to the government's removal of the minimum density requirements, as well as a general downturn in the market for developments for flats.

The annual average density since 2002 is 30.28dph. Densities dropped below 30 dph in 2019/20 and 2020/21. However, in 2021/22 the density increased to 30.8dph and increased again to 32.33 in 2022/23 and again in 2023/24 at 31.34 . Density remains high at 34.52 in 2024/25.

Table 8 – Density of Completed Dwellings

| Year | Fenland District Council |
|------------------|---------------------------------|
| 2002-03 | 28.01 |
| 2003-04 | 24.91 |
| 2004-05 | 23.08 |
| 2005-06 | 31.71 |
| 2006-07 | 20.47 |
| 2007-08 | 36.68 |
| 2008-09 | 26.99 |
| 2009-10 | 64.03 |
| 2010-11 | 42.90 |
| 2011-12 | 20.84 |
| 2012-13 | 26.92 |
| 2013-14 | 34.65 |
| 2014-15 | 37.27 |
| 2015-16 | 32.40 |
| 2016-17 | 44.21 |
| 2017-18 | 37.41 |
| 2018-19 | 33.99 |
| 2019-20 | 28.79 |
| 2020-21 | 26.19 |
| 2021-22 | 30.80 |
| 2022-23 | 32.33 |
| 2023-24 | 31.34 |
| 2024-25 | 34.52 |
| 2002-2025 | 30.28 |

Dwelling Size – No. of Bedrooms

As illustrated in Table 9 - Dwelling Sizes, in the 2024/25 monitoring year, 3-bed dwellings comprised about 49% of the total followed by 4+ bed units of about 27%. The combined total of 2 and 3 bed dwellings since 2002 amounts to about 65% of total gross dwelling completions. Since 2002 2-bed dwellings account for about 28% of the total and 1-bed units 8%.

Table 9 - Dwelling Sizes (based on gross completions)

| Year | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Unknown | Total |
|-----------|-------|-------|-------|-------|---------|-------|
| 2002 - 03 | 58 | 203 | 237 | 231 | 2 | 731 |
| 2003 - 04 | 73 | 141 | 292 | 214 | 48 | 768 |
| 2004 - 05 | 19 | 179 | 217 | 218 | 26 | 659 |
| 2005 - 06 | 61 | 255 | 289 | 190 | 15 | 810 |
| 2006 - 07 | 71 | 269 | 264 | 169 | 21 | 794 |
| 2007 - 08 | 85 | 330 | 340 | 164 | 43 | 962 |
| 2008 - 09 | 31 | 154 | 95 | 70 | 2 | 352 |
| 2009 - 10 | 38 | 102 | 75 | 48 | 3 | 266 |
| 2010 - 11 | 47 | 111 | 103 | 44 | 19 | 324 |
| 2011 - 12 | 13 | 89 | 88 | 44 | 8 | 242 |
| 2012 - 13 | 56 | 103 | 129 | 69 | 4 | 361 |
| 2013 - 14 | 64 | 141 | 134 | 74 | 7 | 420 |
| 2014 - 15 | 61 | 215 | 221 | 88 | 1 | 586 |
| 2015 - 16 | 37 | 137 | 117 | 60 | 2 | 353 |
| 2016 - 17 | 29 | 102 | 191 | 117 | 24 | 463 |
| 2017 - 18 | 41 | 108 | 130 | 190 | 2 | 471 |
| 2018 - 19 | 8 | 85 | 181 | 138 | 8 | 420 |
| 2019 - 20 | 93 | 93 | 167 | 156 | 39 | 548 |
| 2020 - 21 | 33 | 84 | 147 | 97 | 24 | 385 |
| 2021 - 22 | 37 | 77 | 173 | 110 | 35 | 432 |
| 2022 - 23 | 38 | 131 | 296 | 150 | 4 | 619 |
| 2023 - 24 | 20 | 137 | 260 | 114 | 19 | 550 |
| 2024 - 25 | 21 | 135 | 334 | 187 | 6 | 683 |

Self-Build and Custom Housing

The Self-build and Custom Housebuilding Act 2015 (as amended) obliges a local authority to maintain a list of people and groups interested in building their own homes on a 'register'. The Government has issued Regulations to assist in implementing the Act.

As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period. If the register is not split into a Part 1 and Part 2 by a local authority, then all on the register are assumed to be qualifying as if within a Part 1.

As set out in the Regulations, the monitoring period for self-build and custom housing is 31 October – 30 October. Therefore the period reported on in this AMR is the period ending **30 October 2025**. At the end of this period there were 2 entries on the register for Fenland, as set out in Table 10 below. Table 11 sets out the permissions required and the actual number granted in order to meet the demand identified on the register.

Table 10: Self-build and Custom Housing Register

| Base period | Number on Part 1 at end of base period | Number on Part 2 at end of base period | Permissions Granted |
|---------------------------|--|--|---------------------|
| 31 Oct 2015 – 30 Oct 2016 | 18 | 0 | n/a |
| 31 Oct 2016 – 30 Oct 2017 | 23 | 0 | 49 |
| 31 Oct 2017 – 30 Oct 2018 | 7 | 0 | 77 |
| 31 Oct 2018 – 30 Oct 2019 | 3 | 0 | 63 |
| 31 Oct 2019 – 30 Oct 2020 | 5 | 0 | 65 |
| 31 Oct 2020 – 30 Oct 2021 | 5 | 0 | 46 |
| 31 Oct 2021 – 30 Oct 2022 | 3 | 0 | 36 |
| 31 Oct 2022 – 30 Oct 2023 | 3 | 0 | 69 |
| 31 Oct 2023 – 30 Oct 2024 | 2 | 0 | 58 |
| 31 Oct 2024 – 30 Oct 2025 | 2 | 0 | 50 |

Table 11: Self-build and Custom Housing Permissions

| 3-year period | Permissions Required (doesn't apply to anyone on Part 2) | Permissions Granted to date in period | Requirement met? |
|---------------------------|--|---------------------------------------|-------------------|
| 31 Oct 2016 - 30 Oct 2019 | 18 | 189 | Yes |
| 31 Oct 2017 - 30 Oct 2020 | 23 | 205 | Yes |
| 31 Oct 2018 - 30 Oct 2021 | 7 | 174 | Yes |
| 31 Oct 2019 - 30 Oct 2022 | 3 | 147 | Yes |
| 31 Oct 2020 - 30 Oct 2023 | 5 | 151 | Yes |
| 31 Oct 2021 - 30 Oct 2024 | 5 | 163 | Yes |
| 31 Oct 2022 - 30 Oct 2025 | 3 | 127 | Yes |
| 31 Oct 2023 - 30 Oct 2026 | 3 | 108 | TBC post Oct 2026 |
| 31 Oct 2024 - 30 Oct 2027 | 2 | 50 | TBC post Oct 2027 |

The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met.

Housing Land Supply in Fenland

The Council has published a separate report entitled Fenland's Five Year Housing Land Supply Report (June 2025) showing how Fenland is able to meet its five year land supply with a supply of 6.6 years. The full report is available on our website here: <https://www.fenland.gov.uk/article/15027/Monitoring-Reports-and-Land-Supply>

Regulation 34(4) – Neighbourhood Planning

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

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

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

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

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

Regulation 34(6) – Duty to Cooperate

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

Duty to Cooperate: Joint Plans or other applicable Strategies

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

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

Fenland District Council cooperates fully on matters of cross-boundary strategic importance but there were no new evidence documents on matters of strategic importance being jointly produced during the monitoring period.

However, the Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) provides information on current housing needs throughout the area. It is a living document and updated on a regular basis. It is hosted on the Cambridgeshire Insight website <http://cambridgeshireinsight.org.uk/>

Other Items Reported on in this AMR

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

Additional Employment Floor Space

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

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

indicator is defined as uses B1, B2 and B8 (see table below for categories). In September 2020 the system of use classes was significantly changed. For consistency with historic data the figures in these tables use the old use classes. Data for the new use classes for the last three years is shown in Table 13.

Table 12 shows the additional floor space created for employment (all B1 to B8 uses) in Fenland over the period 01 April 1999 to 31 March 2025.

Table 12 - Additional Employment Floor Space (m²) (Gross, Old Use Classes)

| | B1 Unspecified | B1a Offices | B1b Research | B1c Light Industry | B2 General Industry | B8 Storage and Distribution | Total |
|--------------|-------------------|----------------|-----------------|--------------------------|---------------------------|-----------------------------------|----------------|
| 1999-02 | 0 | 4,122 | 0 | 5,715 | 45,777 | 30,143 | 85,757 |
| 2002-03 | 0 | 899 | 0 | 1,764 | 10,598 | 6,884 | 20,145 |
| 2003-04 | 0 | 2,380 | 0 | 2,218 | 4,733 | 11,103 | 20,434 |
| 2004-05 | 0 | 3,782 | 0 | 836 | 27,992 | 22,088 | 54,698 |
| 2005-06 | 0 | 489 | 0 | 3,580 | 11,907 | 5,631 | 21,607 |
| 2006-07 | 288 | 1,337 | 0 | 560 | 4,029 | 5,470 | 11,684 |
| 2007-08 | 414 | 1,081 | 0 | 1,088 | 3,868 | 16,253 | 22,704 |
| 2008-09 | 2,045 | 3,840 | 0 | 1,973 | 15,605 | 18,706 | 42,169 |
| 2009-10 | 0 | 1,400 | 0 | 3,055 | 5,721 | 46,250 | 56,426 |
| 2010-11 | 577 | 1,964 | 0 | 354 | 6,148 | 3,569 | 12,612 |
| 2011-12 | 1008 | 859 | 0 | 576 | 3277 | 1636 | 7,356 |
| 2012-13 | 0 | 0 | 0 | 897 | 2240 | 9206 | 12,343 |
| 2013-14 | 0 | 822 | 63 | 1610 | 1262 | 1030 | 4,787 |
| 2014-15 | 3237 | 353 | 402 | 1015 | 3923 | 3365 | 12,295 |
| 2015-16 | 303 | 1789 | 0 | 392 | 6158 | 12620 | 21,262 |
| 2016-17 | 0 | 540 | 0 | 317 | 5105 | 1725 | 7,687 |
| 2017-18 | 0 | 840 | 0 | 993 | 3552 | 956 | 6,341 |
| 2018-19 | 1420 | 859 | 0 | 182 | 5025 | 10501 | 17,987 |
| 2019-20 | 1517 | 1318 | 267 | 360 | 6760 | 6748 | 16,970 |
| 2020-21 | 0 | 0 | 0 | 514 | 243 | 2680 | 3,437 |
| 2021-22 | 0 | 23 | 0 | 81 | 9553 | 36500 | 46,157 |
| 2022-23 | 592 | 32 | 0 | 295 | 3514 | 2731 | 7,165 |
| 2023-24 | 0 | 952 | 0 | 7319 | 5700 | 4586 | 18,556 |
| 2024-25 | 0 | 1418 | 0 | 757 | 13860 | 9663 | 25,698 |
| Total | 11,401 | 31,099 | 732 | 36,450 | 206,550 | 270,044 | 556,276 |

For the period 2024-25 a total of 25,698 sq. m of additional employment floor space was created in Fenland. The total is an increase compared to the previous monitoring period.

Table 13 - Additional Employment Floor Space (m²) (Gross, New Use Classes)

| | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|--|---------|---------|---------|---------|---------|
| B2 General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste) | 243 | 9553 | 3514 | 5700 | 13860 |
| B8 Storage or distribution - This class includes open air storage | 2680 | 36500 | 2731 | 4586 | 9663 |

| | | | | | |
|--|--------------|---------------|---------------|---------------|---------------|
| C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels) | 450 | 0 | 85 | 16 | 0 |
| E(a) Display or retail sale of goods, other than hot food | 908 | 3727 | 1956 | 198 | 3165 |
| E(b) Sale of food and drink for consumption (mostly) on the premises | 733 | 65 | 325 | 69 | 96 |
| E(c)(i) Financial services | 0 | 0 | 0 | 0 | 130 |
| E(c)(ii) Professional services (other than health or medical services) | 187 | 217 | 4707 | 293 | 93 |
| E(c)(iii) Other appropriate services in a commercial, business or service locality | 0 | 0 | 592 | 0 | 0 |
| E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) | 0 | 280 | 169 | 82 | 0 |
| E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) | 20 | 1055 | 294 | 0 | 0 |
| E(f) For a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public, | 0 | 0 | 0 | 0 | 0 |
| E(g)(i) Offices to carry out any operational or administrative functions | 0 | 23 | 32 | 952 | 1418 |
| E(g)(ii) the research and development of products or processes, or | 0 | 0 | 0 | 0 | 0 |
| E(g)(iii) Industrial processes | 514 | 81 | 295 | 7319 | 757 |
| F1(a) Provision of education | 267 | 1108 | 394 | 370 | 94 |
| F1(b) For the display of works of art (otherwise than for sale or hire), | 0 | 0 | 0 | 0 | 0 |
| F1(c) Museums | 0 | 0 | 0 | 0 | 0 |
| F1(d) As a public library or public reading room, | 0 | 0 | 0 | 0 | 0 |
| F1(e) Public halls or exhibition halls | 0 | 0 | 0 | 153 | 0 |
| F1(f) For, or in connection with, public worship or religious instruction, | 0 | 0 | 0 | 0 | 0 |
| F1(g) As a law court | 0 | 0 | 0 | 0 | 0 |
| F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres | 0 | 383 | 0 | 0 | 0 |
| F2(b) Halls or meeting places for the principal use of the local community | 0 | 190 | 0 | 0 | 0 |
| F2(c) An area or place for outdoor sport or recreation, not involving motorised vehicles or firearms, | 0 | 0 | 0 | 0 | 181 |
| F2(d) An indoor or outdoor swimming pool or skating rink | 0 | 0 | 0 | 0 | 0 |
| Suis Generis | 496 | 10873 | 1234 | 724 | 1238 |
| Total | 6,498 | 64,055 | 16,328 | 20,499 | 30,694 |

Completed floor space for “Town Centre Uses”

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

Offices and Assembly and Leisure respectively). In September 2020 the system of use classes was significantly changed. For consistency with historic data the figures in these tables use the old use classes.

Apart from a few years there has been a steady decline in “town centre uses” in Town Centre Areas within Fenland. Table 14 illustrates the steady decline in floor space within the area defined as Town Centre.

Table 14 – Floor space (m²) completed for “Town Centre Uses” within Town Centre Areas

| | A1 Retail | A2 Financial Services | B1a Offices | D2 Assembly and Leisure | Total |
|--------------|---------------|-----------------------------|----------------|-------------------------------|---------------|
| 1999-02 | -200 | 166 | -780 | 0 | -814 |
| 2002-03 | -284 | 230 | 684 | 0 | 630 |
| 2003-04 | -179 | 0 | 164 | 0 | -15 |
| 2004-05 | -384 | 140 | 952 | 0 | 708 |
| 2005-06 | 676 | 221 | -662 | 0 | 235 |
| 2006-07 | -386 | 170 | -198 | 0 | -414 |
| 2007-08 | -1,299 | 189 | -141 | 0 | -1251 |
| 2008-09 | -140 | 401 | -871 | -262 | -872 |
| 2009-10 | -358 | 404 | -70 | 0 | -24 |
| 2010-11 | -290 | -124 | 280 | -750 | -884 |
| 2011-12 | -532 | 199 | 153 | 0 | -180 |
| 2012-13 | -322 | 60 | -187 | 0 | -449 |
| 2013-14 | -865 | -107 | -162 | 0 | -1134 |
| 2014-15 | -663 | 374 | -1163 | 0 | -1452 |
| 2015-16 | -401 | -77 | -419 | -630 | -1527 |
| 2016-17 | -554 | -126 | -311 | 0 | -991 |
| 2017-18 | -172 | 41 | -267 | 0 | -398 |
| 2018-19 | -119 | -546 | -227 | 0 | -892 |
| 2019-20 | -101 | -289 | 69 | 0 | -321 |
| 2020-21 | 352 | -482 | -449 | 0 | -579 |
| 2021-22 | -801 | -224 | -1411 | 0 | -2,436 |
| 2022-23 | -396 | 0 | 0 | 0 | -396 |
| 2023-24 | -479 | -156 | -290 | 0 | -925 |
| 2024-25 | -1,327 | -270 | -563 | 0 | -2160 |
| Total | -9,224 | 194 | -5,869 | -1,642 | -8,361 |

Across the district there was an overall increase of ‘town centre uses’ of 2,536 sq. m during the 2024 -2025 monitoring period as is shown in Table 15:

Table 15 - Completed Net Floor Space (m²) in the Fenland Area

| | A1 Retail | A2 Financial Services | B1a Offices | D2 Assembly and Leisure | Total |
|---------|--------------|-----------------------------|----------------|-------------------------------|--------------|
| 1999-02 | 3,891 | 354 | 1,418 | 0 | 5,663 |
| 2002-03 | 1,016 | 230 | -64 | 0 | 1,182 |
| 2003-04 | 2,254 | 0 | 1,557 | 0 | 3,811 |
| 2004-05 | 1,298 | 140 | 3,100 | 0 | 4,538 |

| | | | | | |
|--------------|---------------|-------------|-------------|--------------|----------------|
| 2005-06 | 2,019 | 221 | -654 | 0 | 1,586 |
| 2006-07 | 406 | 170 | 846 | 207 | 1,629 |
| 2007-08 | 491 | 260 | 566 | -14,273 | -12,956 |
| 2008-09 | 1,633 | 472 | 178 | 4,320 | 6,603 |
| 2009-10 | 1,185 | 404 | 350 | -779 | 1,160 |
| 2010-11 | -27 | -326 | 1,158 | 1,213 | 2,018 |
| 2011-12 | 145 | 278 | 111 | 210 | 744 |
| 2012-13 | -128 | 60 | -433 | 1,660 | 1,159 |
| 2013-14 | 5,204 | -107 | 660 | 3,899 | 9,656 |
| 2014-15 | 11,464 | 919 | -6,668 | 4,248 | 9,963 |
| 2015-16 | 494 | -77 | 6 | -78 | 345 |
| 2016-17 | 1,576 | -241 | -814 | 288 | 809 |
| 2017-18 | 1,988 | 98 | -114 | -307 | 1,665 |
| 2018-19 | -82 | -610 | 49 | 72 | -571 |
| 2019-20 | 233 | -289 | 1,110 | 1,349 | 2,403 |
| 2020-21 | 579 | -482 | -449 | -123 | -475 |
| 2021-22 | 2,430 | -224 | -2,229 | 280 | 257 |
| 2022-23 | 1,271 | 0 | -208 | 169 | 1,232 |
| 2023-24 | -339 | -156 | -499 | 82 | -912 |
| 2024-25 | 1,864 | -270 | 762 | 180 | 2,536 |
| Total | 40,865 | 824 | -261 | 2,617 | 44,045 |

Tables 14 and 15 demonstrate that while there has been a decrease in retail floorspace within the market town centres of -9,224 sq.m between 1999 and 2025, there has been an overall increase in retail floorspace in the local authority area overall by 40,865 sq.m over the same period.

Table 14 also highlights that while there has been a loss of B1a Offices of -5,869 sq.m in town centres there has been a gain of 194 sq.m of A2 Financial Services during the same period.

Environment Designated (Nature) Sites and Renewable Energy

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

Appendix 1 - Environment Designated (Nature) Sites

This appendix covers the following:

1. Explanatory Notes

2. Statutory Sites

2.1. European or International Designations

- 2.1.1. Special Areas of Conservation (SAC)
- 2.1.2. Special Protection Areas (SPA)
- 2.1.3. Ramsar Sites

2.2. UK Designations

- 2.2.1. National Nature Reserves (NNR)
- 2.2.2. Local Nature Reserves (LNR)
- 2.2.3. Sites of Special Scientific Interest (SSSI)
- 2.2.4. SSSI Condition Assessment

3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

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

3.3. Local Geological Sites (LGS) in Fenland

4. Sites affected by development

1. Explanatory Notes

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

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

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

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

Section 2 shows information on the status of statutory designated sites with any changes since the previous reporting year noted. Section 2.2.4. shows the condition of Sites of Special Scientific Interest in terms of unit

area. SSSI units are compartmentalised areas of SSSIs, which are monitored by Natural England and given an assessment of their condition in terms of their 'favourability'.

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

Section 4 shows information on sites that have been 'affected by development' in the year 2024/25. As part of the analysis GIS layers were obtained showing development within Cambridgeshire during the monitoring year. 'Significantly affected by development' in this context refers to where there is an intersection between one of designated sites and one of the polygons in the development GIS layers and, after consultation, the site has been considered to be significantly affected by development within the reporting year.

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

2. Statutory Sites

2.1. European or International Designations

2.1.1. Special Areas of Conservation (SAC)

SACs were designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) and are protected areas in the UK designated under the Conservation of Habitats and Species Regulations 2017 in England and Wales.

Fenland contains two SACs:

| SAC Name | Total area (ha) | Area in district (ha) |
|-------------|-----------------|-----------------------|
| Nene Washes | 88.33 | 79.15 |
| Ouse Washes | 337.73 | 98.73 |

Cambridgeshire contains six SACs:

| SAC Name | Total area (ha) | Area in Cambs (ha) |
|----------------------------|-----------------|--------------------|
| Devils Dyke | 8.25 | 6.02 |
| Eversden and Wimpole Woods | 66.20 | 66.20 |
| Fenland | 619.41 | 619.41 |
| Nene Washes | 88.33 | 79.15 |
| Ouse Washes | 337.73 | 237.20 |
| Portholme | 91.79 | 91.79 |

There has been no change in SACs in Fenland or Cambridgeshire during 2024/25.

2.1.2. Special Protection Areas (SPA)

SPAs were designated under the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds) and are protected areas for birds in the UK classified under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 (as amended) in England, Scotland and Wales.

Fenland contains two SPAs:

| SPA Name | Total area (ha) | Area in district (ha) |
|-------------|-----------------|-----------------------|
| Nene Washes | 1519.85 | 1342.80 |
| Ouse Washes | 2498.61 | 185.94 |

Cambridgeshire contains two SPAs:

| SPA Name | Total area (ha) | Area in Cambs (ha) |
|-------------|-----------------|--------------------|
| Nene Washes | 1519.85 | 1342.80 |
| Ouse Washes | 2498.61 | 1756.22 |

There has been no change in SPAs in Fenland or Cambridgeshire during 2024/25.

2.1.3. Ramsar Sites

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

Fenland contains two Ramsar sites:

| Ramsar Name | Total area (ha) | Area in Cambs (ha) |
|-------------|-----------------|--------------------|
| Nene Washes | 1519.66 | 1342.61 |
| Ouse Washes | 2518.66 | 185.91 |

Cambridgeshire contains five Ramsar sites:

| Ramsar Name | Total area (ha) | Area in Cambs (ha) |
|----------------|-----------------|--------------------|
| Chippenham Fen | 155.87 | 155.87 |
| Nene Washes | 1519.66 | 1342.61 |
| Ouse Washes | 2518.66 | 1755.89 |
| Wicken Fen | 254.49 | 254.49 |
| Woodwalton Fen | 209.05 | 209.05 |

There has been no change in Ramsar sites in Fenland or Cambridgeshire during 2024/25.

2.2. UK Designations

2.2.1. National Nature Reserves (NNR)

NNRs are designated by Natural England in England.

There are no NNRs in Fenland.

Cambridgeshire contains six NNRs:

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

There has been no change in NNRs in Cambridgeshire during 2024/25.

2.2.2. Local Nature Reserves (LNR)

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

Fenland contains two LNRs:

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

Cambridgeshire contains 25 LNRs. There has been no change in LNRs in Fenland or Cambridgeshire during 2024/25.

The table below shows the figures for LNR area per 1,000 people in Fenland. There has been an increase in the population in Fenland and no change in the area of land designated as LNR during 2024/25. This has resulted in a small decrease to the LNR area per 1000 people figure.

| | 2024/25 | 2023/24 |
|---------------------------------------|----------------|----------------|
| LNR area in Fenland (ha) | 20.40 | 20.40 |
| Population in Fenland* | 104,900 | 103,500 |
| LNR area per 1,000 people (ha) | 0.19 | 0.20 |

*Figures for population from mid-year estimates from the Office for National Statistics for 2024 and 2023 respectively rounded to the nearest 100.

The table below shows the figures for LNR area per 1,000 people in Cambridgeshire. There has been an increase in the population in Cambridgeshire and no change in the area of land designated as LNR during 2024/25. This has not resulted in a significant change to the LNR area per 1000 people figure.

| | 2024/25 | 2023/24 |
|--------------------------------------|----------------|----------------|
| LNR area in Cambridgeshire (ha) | 211.54 | 211.54 |
| Population in Cambridgeshire* | 710,300 | 699,600 |
| LNR area per 1000 people (ha) | 0.30 | 0.30 |

*Figures for population from mid-year estimates from the Office for National Statistics for 2024 and 2023 respectively rounded to the nearest 100.

2.2.3. Sites of Special Scientific Interest (SSSI)

SSSIs are protected under the Wildlife and Countryside Act 1981.

Fenland contains four SSSIs:

- 1 Adventurers' Land (a geological SSSI just north of the Nene Washes near Guyhirn)
- 2 Bassenhally Pit (a large pit near Whittlesey designated mainly for its rare fenland flora)
- 3 Nene Washes (designated for its large area of washland habitat; most of the Nene Washes is in Fenland)
- 4 Ouse Washes (designated for its large area of washland habitat; most of the Ouse Washes is not in Fenland)

| | 2024/25 | 2023/24 |
|--|----------------|----------------|
| No. SSSIs | 4 | 4 |
| Total area of the SSSIs (ha) | 4059.5 | 4059.5 |
| Number of SSSI units in district | 15 | 15 |
| Total area of SSSI land in district (ha) | 1549.0 | 1549.0 |

Cambridgeshire contains 87 SSSIs:

| | 2024/25 | 2023/24 |
|--|---------|---------|
| Number of SSSIs | 87 | 87 |
| Total area of the SSSIs (ha) | 8516.2 | 8516.5 |
| Number of SSSI units in county | 211 | 211 |
| Total area of SSSI land in county (ha) | 7264.3 | 7264.7 |

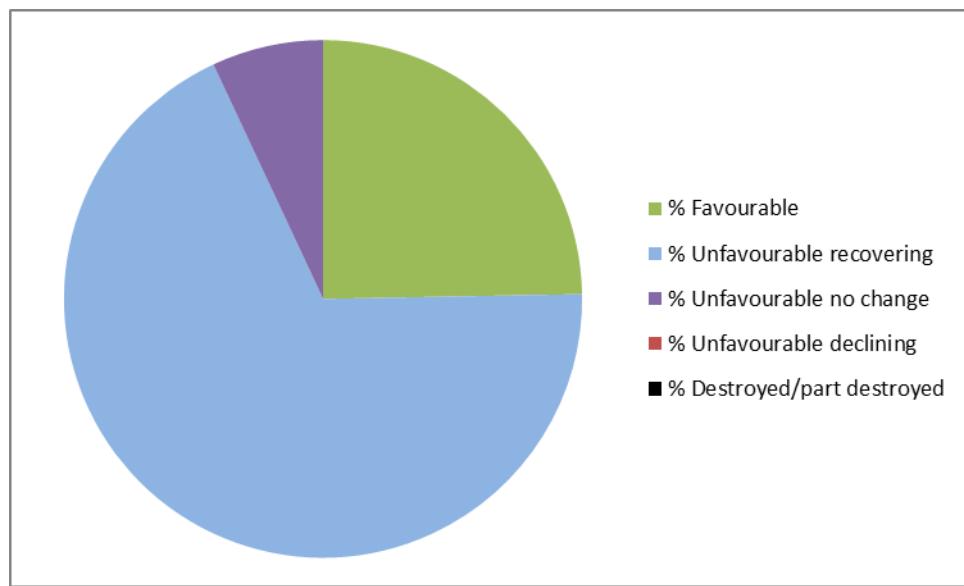
There has been no change to SSSI numbers or area in Fenland or Cambridgeshire during 2024/25 (aside from minor boundary adjustments).

2.2.4. SSSI Condition Assessment

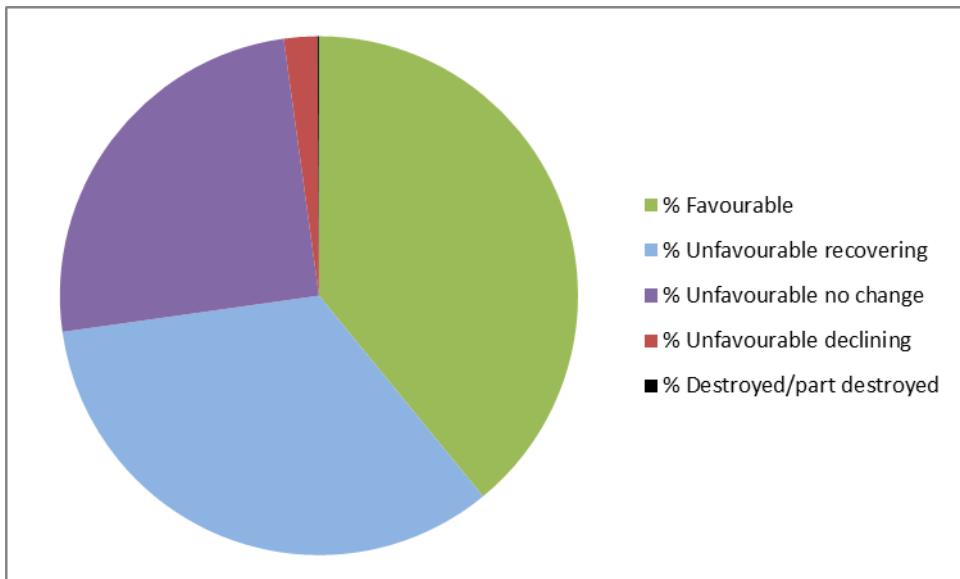
SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part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

| SSSI Condition in Fenland | 2024/25 | | 2023/24 | |
|---------------------------|-----------|------|-----------|------|
| | Area (ha) | % | Area (ha) | % |
| Favourable | 382.7 | 24.7 | 382.7 | 24.7 |
| Unfavourable recovering | 1058.4 | 68.3 | 1058.4 | 68.3 |
| Unfavourable no change | 107.8 | 7.0 | 107.8 | 7.0 |
| Unfavourable declining | 0 | 0 | 0 | 0 |
| Destroyed/part destroyed | 0 | 0 | 0 | 0 |

There has been no change in assessed SSSI condition in Fenland during 2024/25. The majority of SSSI land is still deemed to be in 'unfavourable recovering' condition.



| SSSI Condition in Cambridgeshire | 2024/25 | | 2023/24 | |
|----------------------------------|-----------|------|-----------|------|
| | Area (ha) | % | Area (ha) | % |
| Favourable | 2839.1 | 39.1 | 2952.3 | 40.6 |
| Unfavourable recovering | 2447.3 | 33.7 | 2374.0 | 32.7 |
| Unfavourable no change | 1820.0 | 25.1 | 1780.5 | 24.5 |
| Unfavourable declining | 150.8 | 2.1 | 150.8 | 2.1 |
| Destroyed/part destroyed | 7.1 | 0.1 | 7.1 | 0.1 |



3. Non-Statutory Sites

3.1. County Wildlife Sites (CWS) in Fenland

County Wildlife Sites are sites selected by the Cambridgeshire and Peterborough Local Sites Panel. CWSs have no statutory protection but are recognised in the planning system.

| CWSs in Fenland | 2024/25 | Change 23/24 - 24/25 |
|--|---------|----------------------|
| No. CWSs | 30 | 0 |
| Total area of the CWSs (ha) | 376.14 | 0 |
| Total length of linear sites (km)* | 44.47 | 0 |
| Total area of CWS land in district (ha) | 366.86 | 0 |
| Total length of linear sites in district (km)* | 18.17 | 0 |

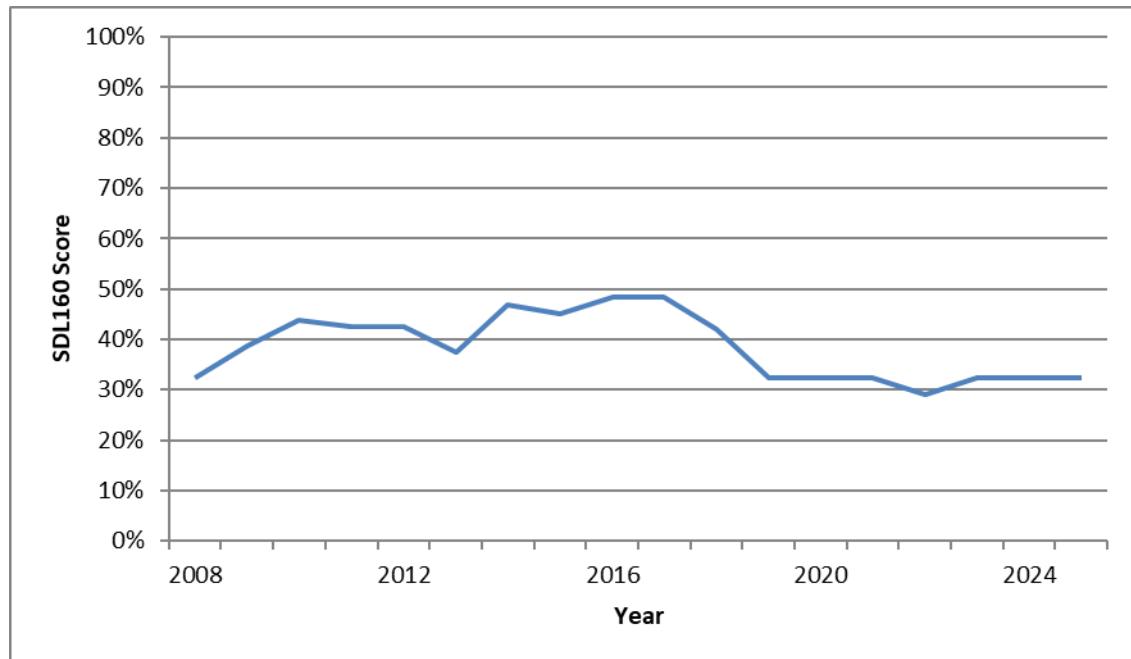
* Please note that CWSs that are major rivers are not considered to have an area but are instead considered to be linear sites and are given a length in km. The boundaries of major river CWSs in Cambridgeshire are not strictly defined and are considered to be 'the river and adjacent semi-natural habitat'.

There have been no changes to the boundaries or numbers of County Wildlife Sites in Fenland in 2024/25.

CWSs and CiWS are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the Local nature conservation/biodiversity data requirement on the Single Data List (Ref:160-00). This is the proportion of Local Sites where positive conservation management is being or has been implemented (Local Sites also include Local Geological Sites and there is one of these in Fenland).

| | 2024/25 | Change 23/24 - 24/25 |
|---|--------------|----------------------|
| Total number of Local Sites in Fenland used in analysis | 31 | 0 |
| Number of Local Sites in Fenland where positive conservation management is being or has been implemented during the last five years | 10 | 0 |
| % sites where positive conservation management is being or has been implemented during the last five years | 32.3% | 0 |

There has been no change in the percentage of sites deemed to be in positive conservation management during 2024/25. The overall trend in SDL160 score since the indicator began to be measured in 2008 is shown in the graph below.



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

| CWSs in Cambridgeshire | 2024/25 | Change 23/24 - 24/25 |
|--|---------|----------------------|
| No. CWSs | 380 | +1 |
| Total area of the CWSs (ha) | 5821.04 | +44.27 |
| Total length of linear sites (km)* | 267.86 | 0 |
| Total area of CWS land in authority area (ha) | 5782.52 | +44.27 |
| Total length of linear sites in authority area (km)* | 240.46 | 0 |

| CiWSs in Cambridgeshire | 2024/25 | Change 23/24 - 24/25 |
|--|---------|----------------------|
| No. CiWSs | 50 | 0 |
| Total area of the CiWSs (ha) | 209.66 | 0 |
| Total length of linear sites (km)* | 0 | 0 |
| Total area of CiWS land in authority area (ha) | 209.66 | 0 |
| Total length of linear sites in authority area (km)* | 0 | 0 |

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

One new County Wildlife Site has been selected in the period 2024/25. One County Wildlife Site has had its boundary amended in the period 2024/25. No County Wildlife Sites have been deselected in the period 2024/25.

| Site Name | Change | Area (ha) |
|------------------------|---|-----------|
| Westfield Farm | New site | +43.67 |
| Netherhall Farm Meadow | Boundary change to include adjacent field | +0.60 |

There were no changes to the numbers or boundaries of City Wildlife Sites in 2024/25.

Local nature conservation/biodiversity data requirement on the Single Data List (Ref:160-00) - Proportion of Local Sites where positive conservation management is being or has been implemented (also includes Local Geological Sites and Cambridge City Wildlife Sites).

| | 2024/25 | Change 23/24 - 24/25 |
|--|--------------|----------------------|
| Total number of Local Sites in Cambridgeshire used in analysis | 449 | +1 |
| Number of Local Sites in Cambridgeshire sites where positive conservation management is being or has been implemented during the last five years | 192 | +5 |
| % sites where positive conservation management is being or has been implemented during the last five years | 42.8% | +1.0% |

3.3. Local Geological Sites (LGS) in Fenland

Local Geological Sites in Cambridgeshire and Peterborough are designated at Local Sites Panel meetings in line with the procedures for County Wildlife Sites.

There have been no changes to the numbers or boundaries of Local Geological Sites in Fenland in the period 2024/25. Fenland currently has one LGS, Kings Dyke.

| Site Name | Area (ha) |
|------------|-----------|
| Kings Dyke | 39.7 |

4. Sites affected by development

Fenland

In May 2022 permission was granted for the 'use of lakes for the breeding/selling of freshwater fish and erection of a storage unit' at **Railway Lakes CWS**, Whittlesey. It is likely that these operations negatively impacted the habitats and species for which the site was designated in 2024/25 and will continue to impact the site in the future. However, no survey has been undertaken to establish the impacts on the site as yet.

Wimblington Common Gravel Pits CWS has been affected by the 'Skylark Lakes' development involving the erection of 67 holiday lodges and associated buildings, parking and landscaping adjacent to the Skylark Garden Centre, Wimblington. Some vegetation clearance and sowing of grass/wildflower seed has taken place in the CWS and the impacts of this development are likely to have been ongoing during 2024/25.

Appendix 2 - Renewable Energy Generation

This data outlines the energy generation capacity provided from renewable energy sources since 2001.

Table 16 – Installed renewable energy generation in Fenland (megawatts)

| | Wind | Biomass | Landfill gas | Sewage gas | Photovoltaic | Hydro-power | Total |
|--------------|----------------|---------------|--------------|------------|----------------|-------------|-----------------|
| 2001-02 | 0 | 0 | 1.003 | 0 | 0 | 0 | 1.003 |
| 2002-03 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2003-04 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2004-05 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| 2005-06 | 32 | 0 | 0 | 0 | 0 | 0 | 32 |
| 2006-07 | 6.006 | 0 | 0 | 0 | 0 | 0 | 6.006 |
| 2007-08 | 31 | 0 | 0 | 0 | 0 | 0 | 31 |
| 2008-09 | 1.818 | 1 | 0 | 0 | 0.0046 | 0 | 2.8226 |
| 2009-10 | 14 | 0 | 0 | 0 | 0.0076 | 0 | 14.0076 |
| 2010-11 | 0.011 | 0 | 0 | 0 | 0.1411 | 0 | 0.1521 |
| 2011-12 | 0.1420 | 1.5000 | 0 | 0 | 3.4727 | 0 | 5.11469 |
| 2012-13 | 10.1320 | 0.5000 | 0 | 0 | 4.6144 | 0 | 15.24641 |
| 2013-14 | 11.55 | 1.3680 | 0 | 0 | 6.2185 | 0 | 19.13648 |
| 2014-15 | 14.9900 | 4.2004 | 0 | 0 | 3.4972 | 0 | 22.68759 |
| 2015-16 | 2.3000 | 0 | 0 | 0 | 9.5612 | 0 | 11.86124 |
| 2016-17 | 0.0050 | 0 | 0 | 0 | 0.2367 | 0 | 0.24174 |
| 2017-18 | 0 | 0 | 0 | 0 | 0.2758 | 0 | 0.27582 |
| 2018-19 | 0 | 0 | 0 | 0 | 0.4547 | 0 | 0.45473 |
| 2019-20 | 0 | 0 | 0 | 0 | 0.2480 | 0 | 0.248 |
| 2020-21 | 0 | 1.0000 | 0 | 0 | 0.2005 | 0 | 1.20048 |
| 2021-22 | 0 | 0.0000 | 0 | 0 | 0.0510 | 0 | 0.051 |
| 2022-23 | 0 | 0.1750 | 0 | 0 | 10.2646 | 0 | 10.4396 |
| 2023-24 | 0 | 0.2100 | 0 | 0 | 0.0533 | 0 | 0.26325 |
| 2024-25 | 0 | 0.0300 | 0 | 0 | 0.2186 | 0 | 0.2486 |
| Total | 125.954 | 9.9834 | 1.003 | 0 | 39.5205 | 0 | 176.4609 |

Table 16 highlights that for renewable energy provision, wind turbine developments predominated between about 2004 to 2016 whilst photovoltaic became much more prevalent from around 2011 to the present.

Table 17 - Potential sites in Fenland (MW as at 31/03/2025)

| Fenland | Outline | Under Construction | Unimplemented | Allocated | Total |
|--------------|---------------|--------------------|---------------|---------------|---------------|
| Wind | 0.0000 | 0.0000 | 0.8400 | 0.0000 | 0.8400 |
| Biomass | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Landfill gas | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Sewage gas | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Photovoltaic | 0.0000 | 0.0000 | 2.9003 | 0.0000 | 2.9003 |
| Hydro-power | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Total | 0.0000 | 0.0000 | 3.7403 | 0.0000 | 3.7403 |

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